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Cogentrix

Proposed Greenville County Electric Generating Facility



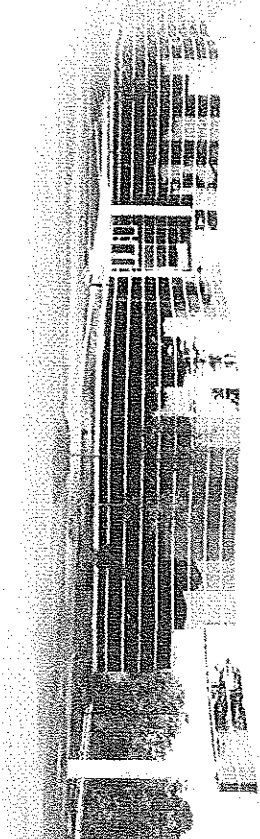


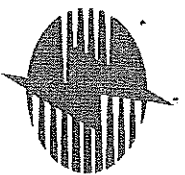
Cogentrix

Company Profile

Cogentrix Energy, Inc. specializes in the responsible development and operation of electric generating facilities that produce electricity for the wholesale market. The electricity is sold under contract to companies that, in turn, provide power to the retail market.

With corporate headquarters in Charlotte, North Carolina, Cogentrix has interests in 28 facilities in 14 states and internationally with a total generating capability of more than 7,800 megawatts. Five of these plants are currently under construction. Cogentrix also has projects totaling more than 10,000 additional megawatts in active development throughout the U.S.



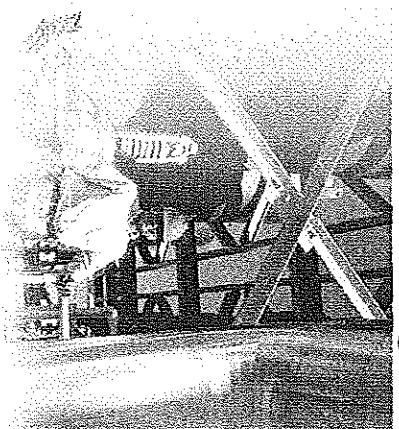


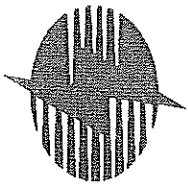
Cogentrix

Our Commitment to the Community

Cogentrix' commitment to being a responsible corporate citizen and welcome neighbor is a product of our long-term business outlook and a reflection of our family and community-oriented corporate culture. We seek to become a valued member of the community through:

- Open dialogue with local interests during the development of the plant and responsive attention to local input.
- Efforts to staff the plant from the local community.
- Financial and volunteer support of local schools and community organizations.
- Responsible stewardship of the environment.



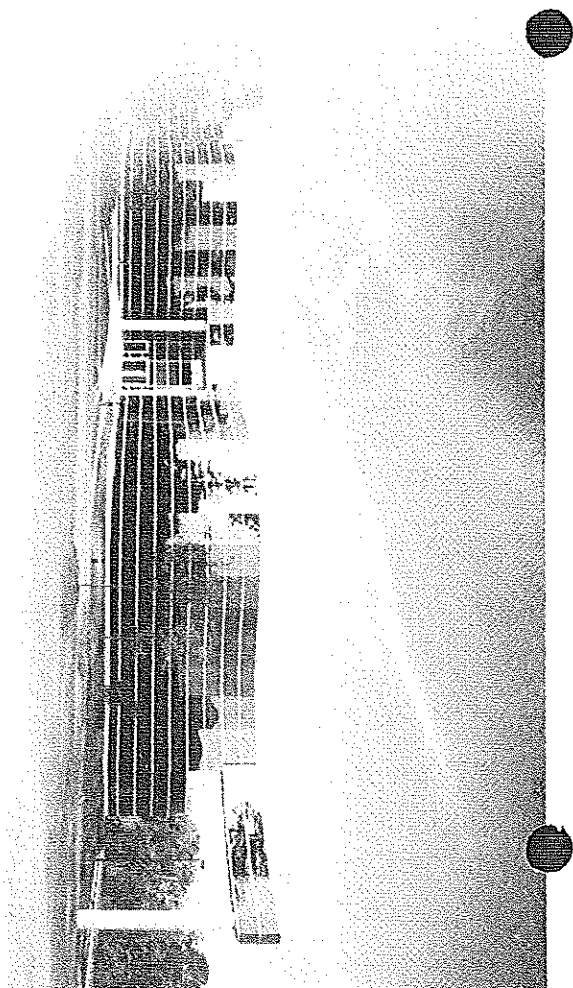


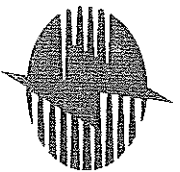
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Industry Experience

Privately owned since being founded in 1983, Cogentrix remains one of the truly independent electric power producers in the U.S.

Industry data indicates that 10 companies are responsible for more than 50% of the power projects currently under construction or recently beginning commercial operation in the U.S. Cogentrix ranks number four on that list.



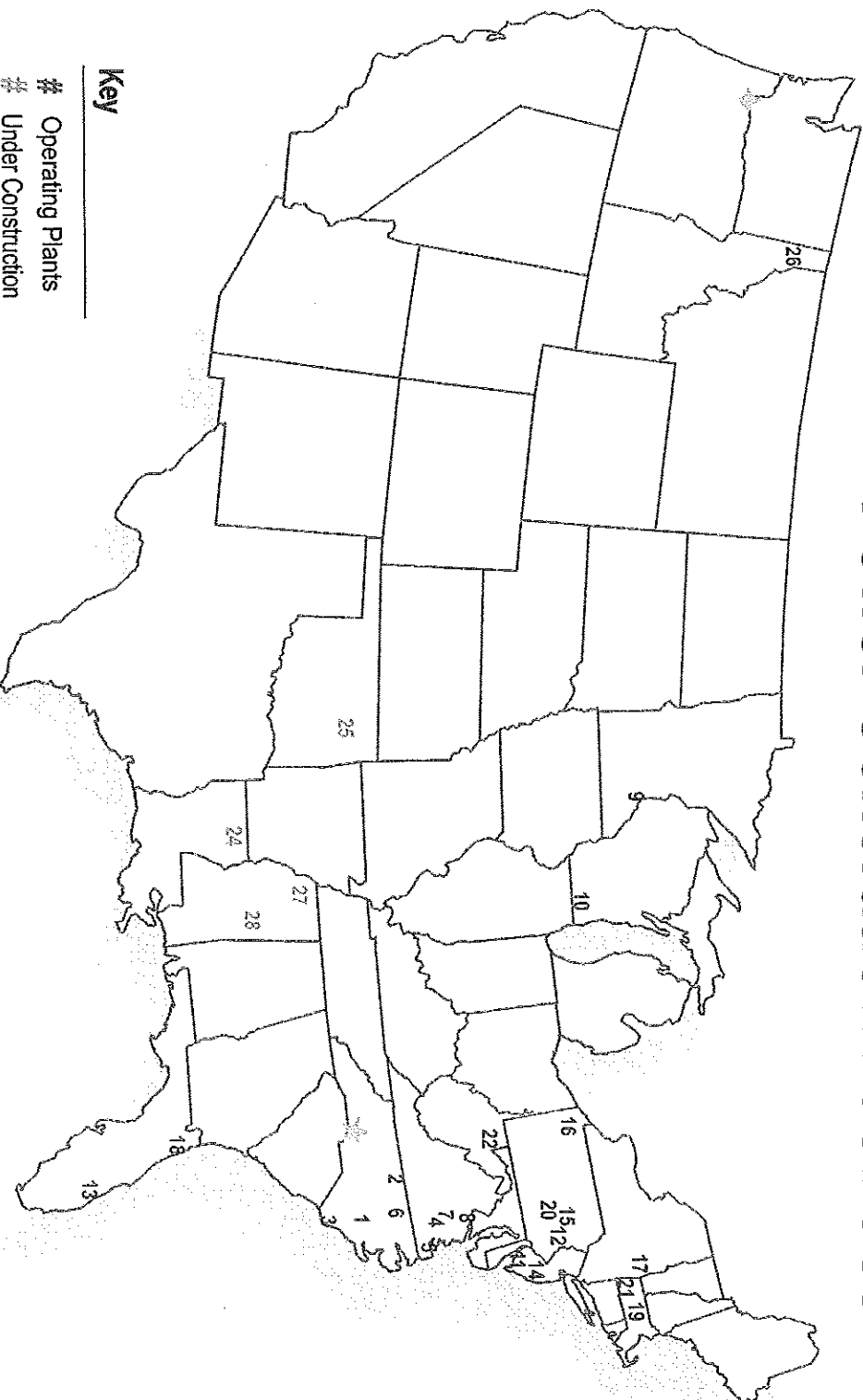


Cogentrix

Power Generation Facilities

Key

- # Operating Plants
- * Under Construction
- ◆ Marketing Office - Portland, OR
- ★ Headquarters - Charlotte, NC



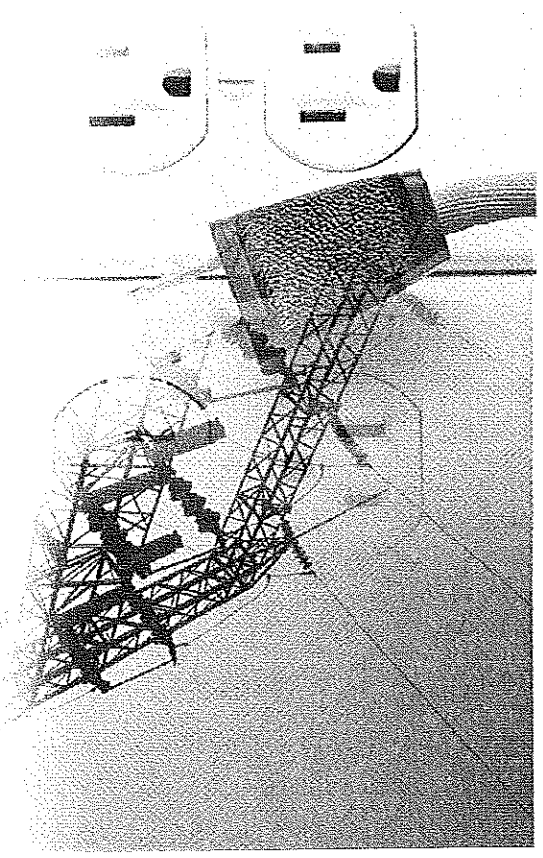
Location	Total Plant Megawatts
1 Kenansville, NC	35
2 Roxboro, NC	60
3 Southport, NC	120
4 Hopewell, VA	120
5 Portsmouth, VA	120
6 Rocky Mount, NC	120
7 Richmond, VA	240
8 King George, VA	240
9 Cottage Grove, MN	245
10 Whitewater, WI	245
11 Logan Township, NJ	218
12 Northampton County, PA	110
13 Martin County, FL	380
14 Carney's Point, NJ	262
15 Carbon County, PA	83
16 Scrubgrass Township, PA	85
17 Albany, NY	396
18 Jacksonville, FL	260
19 Springfield, MA	258
20 Frackville, PA	82
21 Pittsfield, MA	173
22 Morgantown, WV	62
23 Dominican Republic	300
24 Ouachita Parish, LA	816
25 Jenks, OK	810
26 Rathdrum, ID	270
27 Southaven, MS	810
28 Caledonia, MS	813

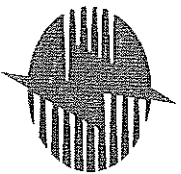


*Georgia
Electric Project*

Need for the Project

- For the past several years, the MidAtlantic region has experienced increases in wholesale electricity prices during the high-demand summer seasons.
- The South East Reliability Council (SERC), an organization of regional power suppliers, is forecasting a slim margin between consumer demand and available electric power for the summer of 2001 and beyond.
- Older utility plants are being taken out of service while few new ones are being built by local utilities.



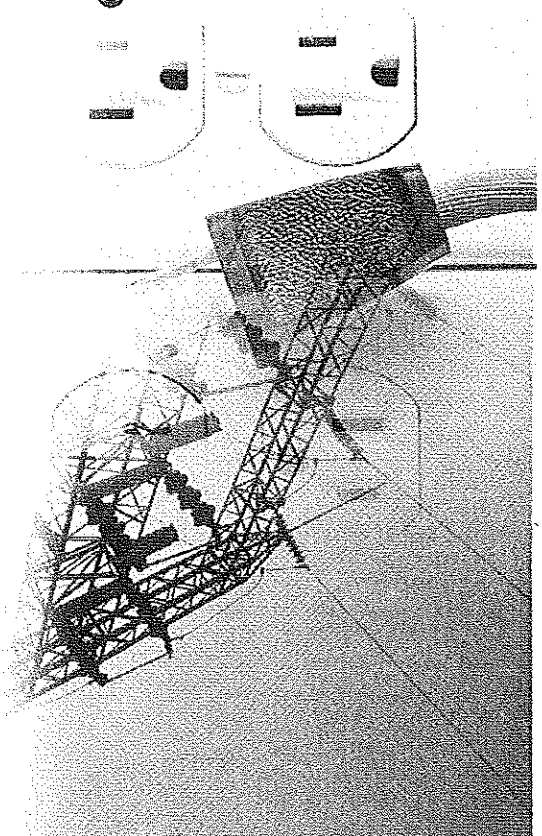


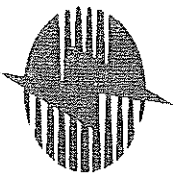
Cogentrix

Site Location

Why was the proposed site selected?

- Existing natural gas pipelines, fuel oil pipelines and electric transmission lines border the proposed site.
- Wooded areas and existing utility structures will provide some visual buffer from surrounding properties.
- Limited number of existing homes near the site.





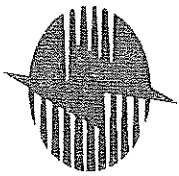
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Environmental Safeguards

The proposed facility is being designed to incorporate the latest in combustion and environmental controls to ensure that all federal and state regulations are met.

- The best environmental control technology (BACT) ensures minimal emissions. State-of-the-art environmental controls will include:
 - Low NO_x burners
 - Selective Catalytic Reduction (SCR)



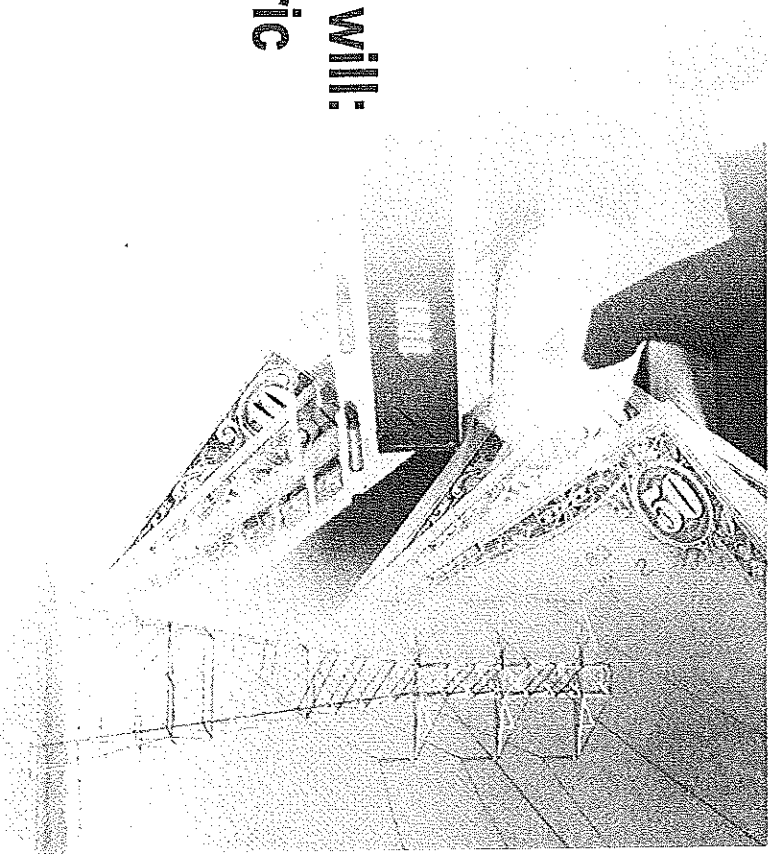


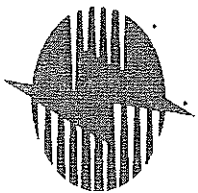
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Project Highlights

The proposed electric generating facility will:

- Help meet the growing need for electric power in upstate South Carolina and throughout the MidAtlantic region resulting from increasing demand.
- Provide 820 megawatts of electricity.
- Use natural gas as the primary fuel.
- Use the latest, most efficient electric power production technology.
- Utilize the best available environmental control technology (BACT) to meet or perform better than EPA requirements.



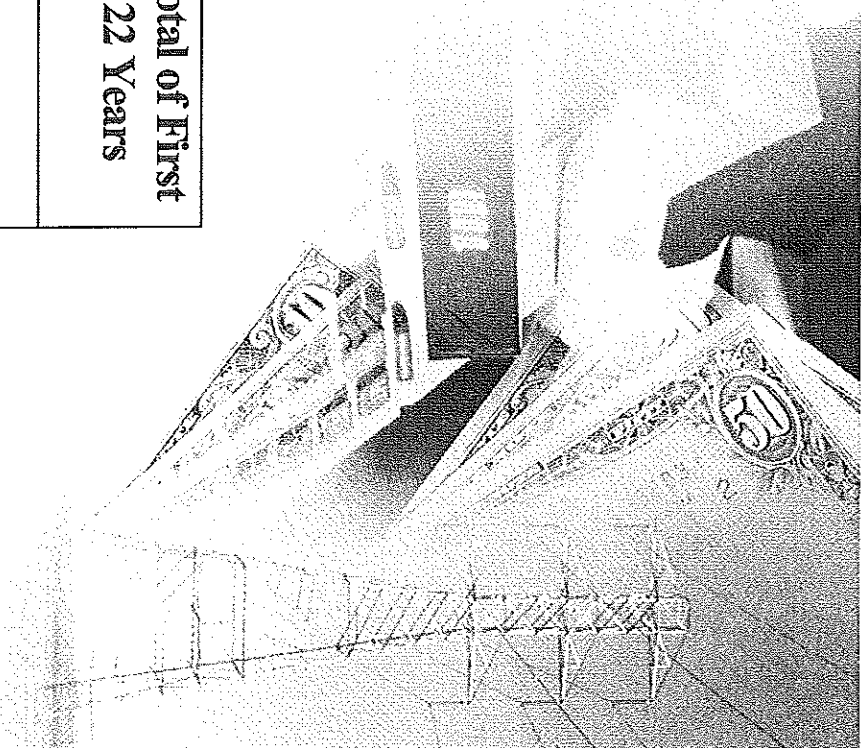


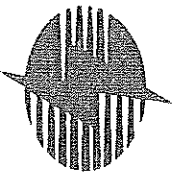
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Cogentrix Energy Facility Economic Impacts (\$ Millions)

	Two (2) Year Construction Period	First 20 Year Operating Period *	Total of First 22 Years
Direct Local Impact from Project: Labor + Goods & Services	\$170	\$190	\$360
Indirect & Induced Impact of Project Expenditures	\$90	\$110	\$200
Total of Direct + Indirect & Induced Impacts	\$260	\$300	\$560

* Assumes 2.5% annual increases



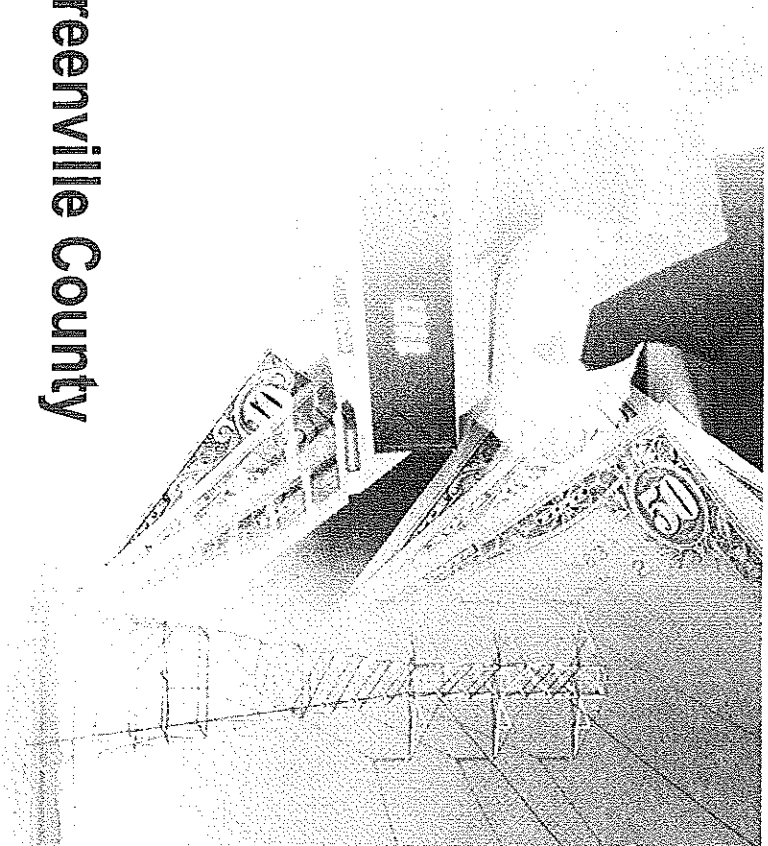


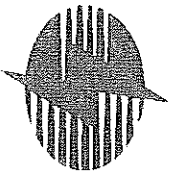
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Project Benefits

The proposed electric generating facility will:

- **Represent an overall investment of approximately \$450 million.**
- **Provide significant tax revenues to Greenville County and the area school district.**
- **Create approximately 25 to 40 permanent full-time jobs with an annual payroll in excess of \$1.5 million.**
- **Create and average of 300-500 construction jobs over a two-year period.**

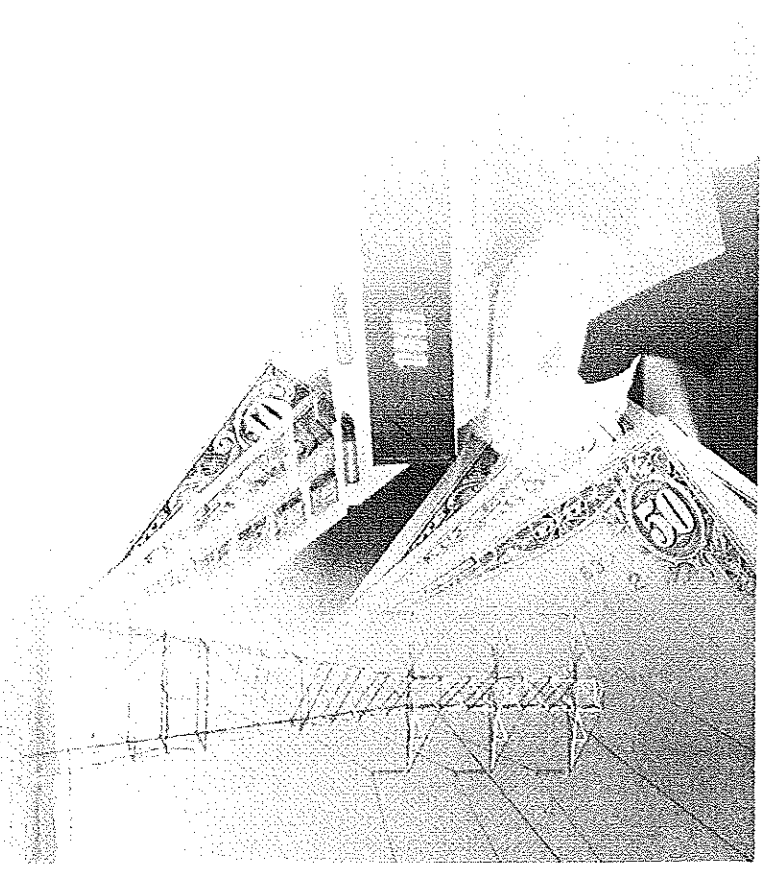


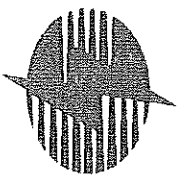


Cogentrix

Project Benefits - Water Supply

- Cogentrix will purchase water from the Greenville Water System. This new revenue will help offset recent capital improvements.
- Cogentrix will be responsible for capital improvements to the Greenville Water System in order to guarantee a reliable source of water to the facility and the region.



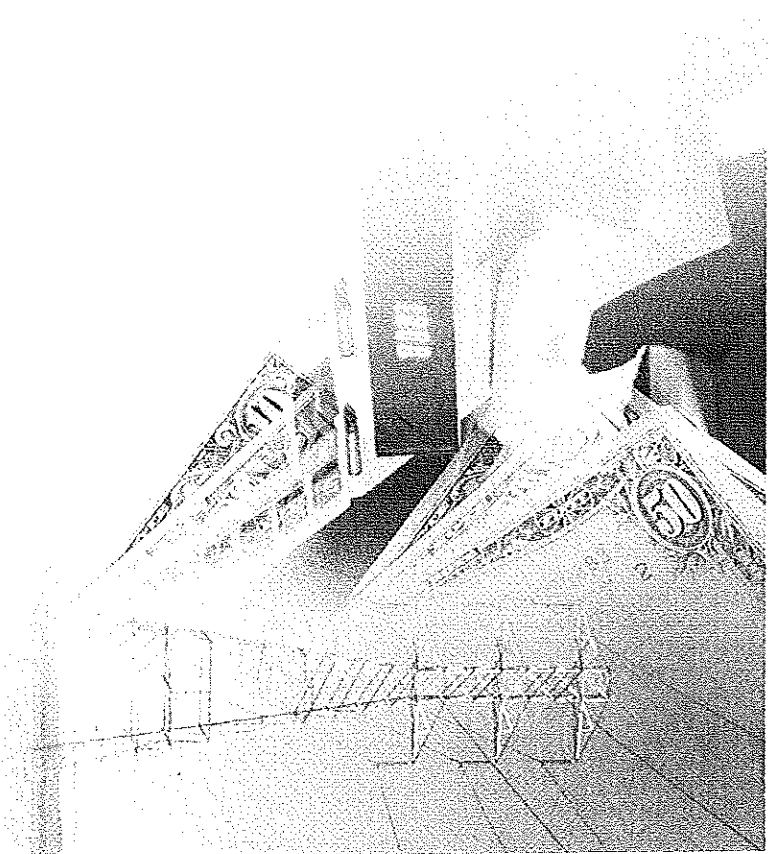


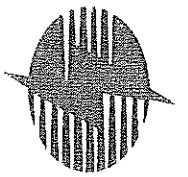
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Project Benefits

Cogentrix is working with local consultants during the development phase of the proposed facility:

- **General Electric (Turbine Manufacture)**
- **Site Design, Inc. (Civil Engineering)**
- **Environmental Permitting Consultants, Inc. (Permitting)**
- **Ogletree, Deakins, Nash, Smoak & Stewart, P.C. (Legal)**

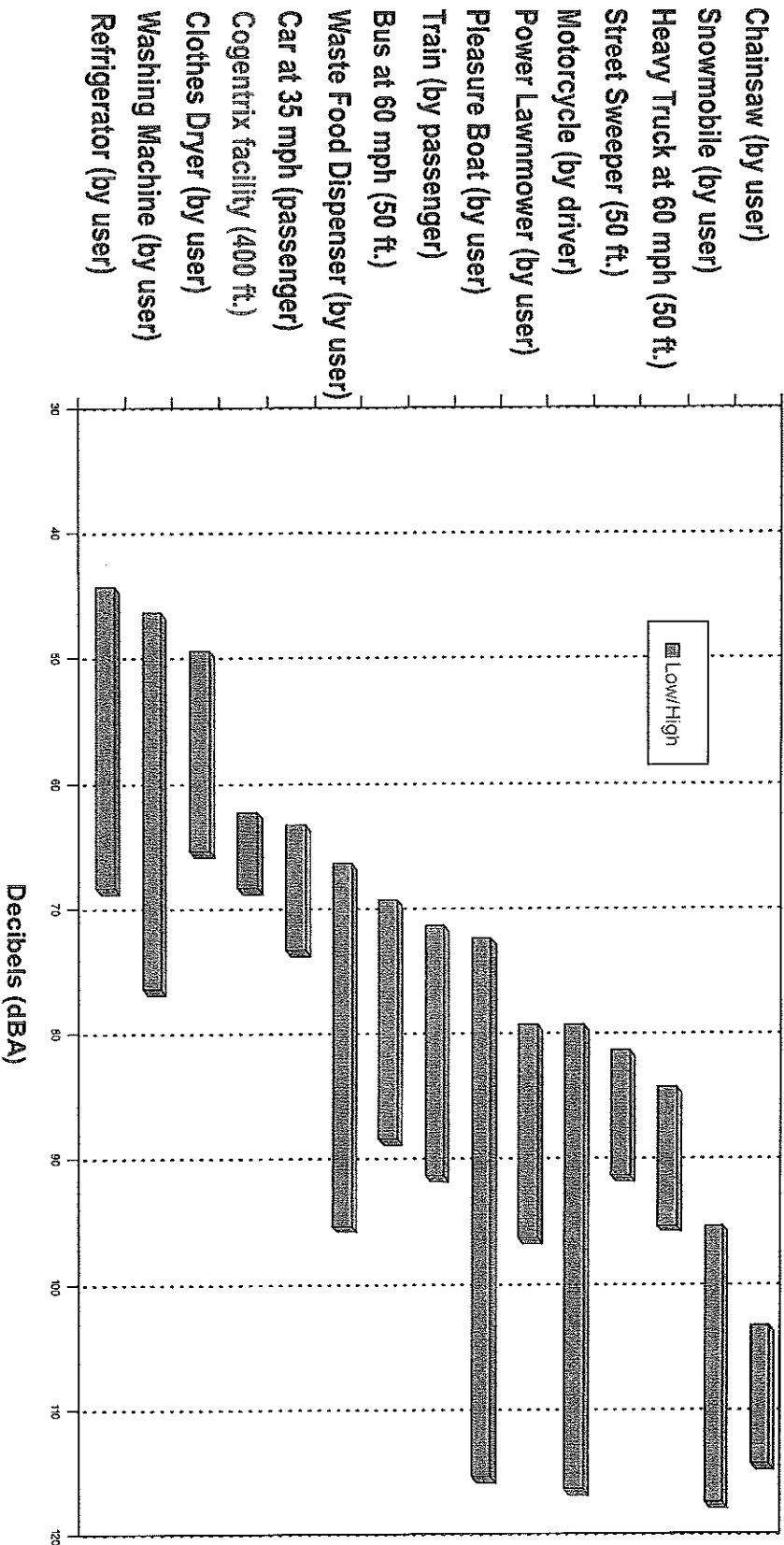


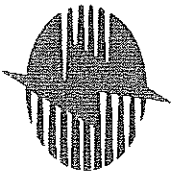


Cogentrix

Sound Levels

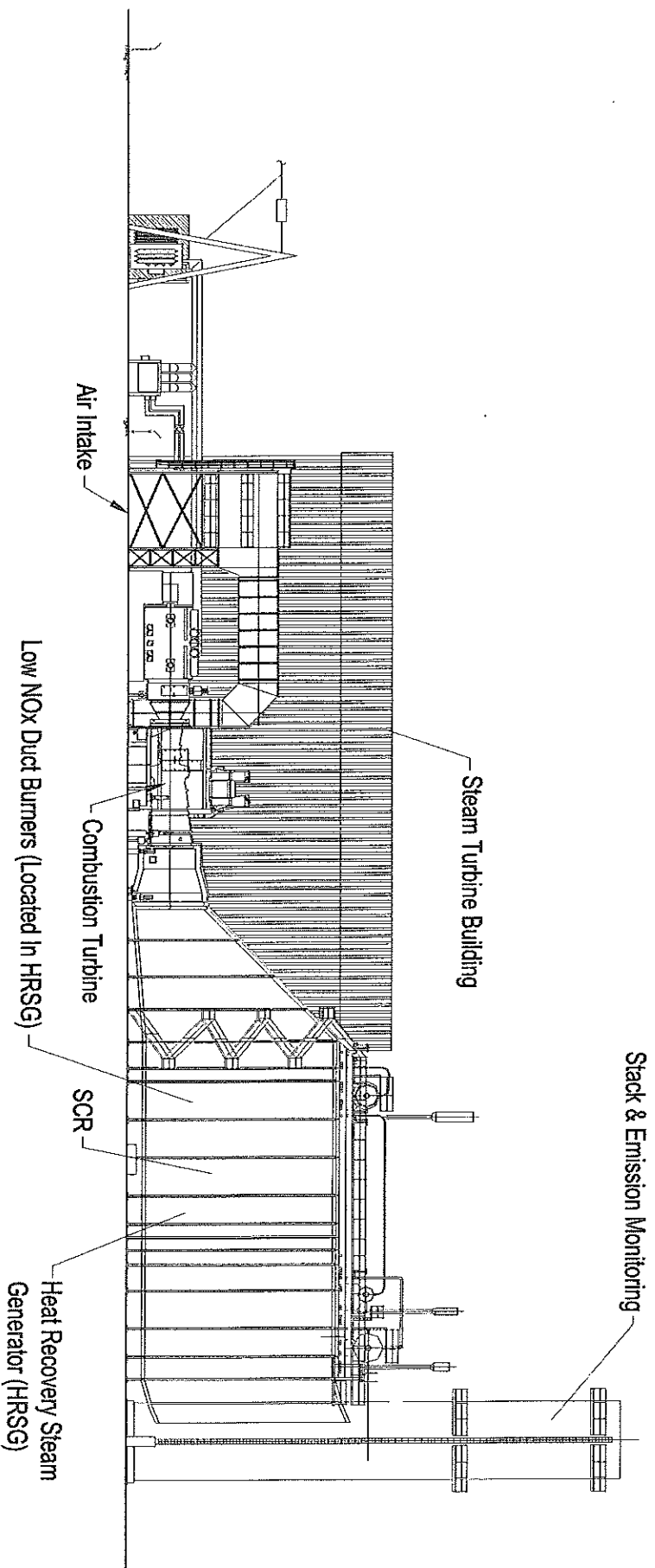
Listed below is the typical sound level of a Cogentrix facility compared with examples of common sounds experienced in daily life:

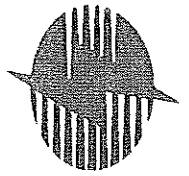




Cogentrix

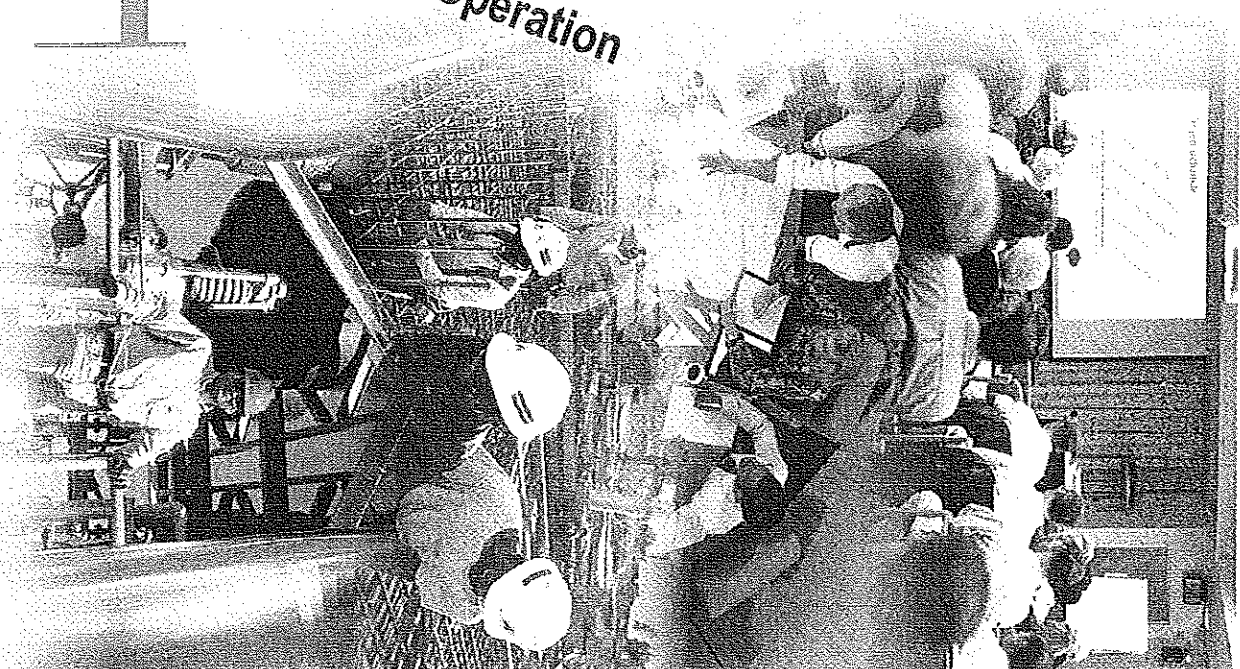
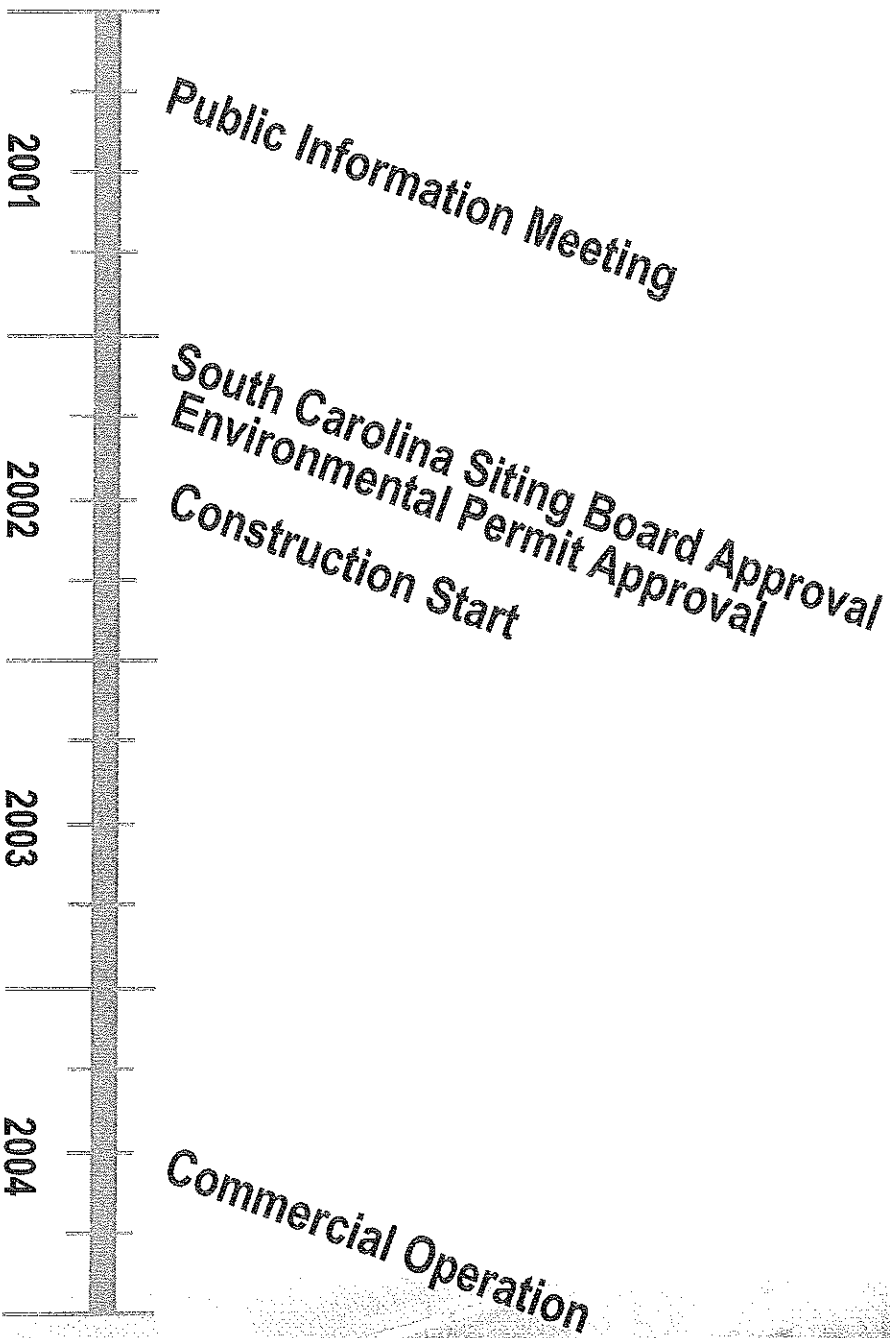
Project Technologies





Cogentrix

Project Schedule



After blackouts, California faces electricity surplus

Unused power may cost consumers again

By Karen Gaudette

The Associated Press

SAN FRANCISCO — After having to scrounge around for enough electricity to keep the lights on earlier this year, California could find itself stuck with a big — and costly — surplus of power over the next decade, a state analysis says.

Ratepayers could find themselves paying as much as \$3.9 billion for the unused electricity, according to the analysis.

The reason: The state earlier this year signed long-term contracts to buy power at high prices in an emergency effort to stabilize the market and keep electricity flowing. But since then, electricity demand has fallen, in part because of conservation, and prices have dropped. Now

"It's sort of the final absurdity

of the California energy crisis," said Doug Heller of the Santa Monica-based Foundation for Taxpayer and Consumer Rights. "It started for us just paying too much for power. Now we're paying too much for power that we don't even use."

The analysis of those long-term contracts was done for the Legislature by the state Department of Water Resources.

The department projected electricity demand and supply over the next decade. It concluded that the state will end up re-selling about a third of the purchased electricity at losses close to 80 cents on the dollar.

The department said energy bought at an average price of \$75 per megawatt hour earlier this year will go for just \$16 in 2002.

The findings are fueling criticism from consumer advocates and others that Gov. Gray Davis' administration overpaid for electricity when it signed the long-term contracts, which lock the state into paying a fixed price for electricity even if market

prices drop.

Consumer advocates have called on Davis to renegotiate the more than 50 long-term contracts.

Steve Maviglio, spokesman for Davis, said Friday he was unfamiliar with the report and had no comment. Repeated calls to the water department, which buys the state's power, were not returned.

Electricity in California is now so abundant that homeowners are not being wanted to turn off their Christmas lights as they were last year.

The surplus is attributed to conservation and to more businesses buying power directly from wholesalers, rather than through the state.

Davis has defended signing the contracts, saying they helped the state avoid more rolling blackouts and prevented two other utilities from following Pacific Gas and Electric Co. into bankruptcy. He has asked several electricity wholesalers to renegotiate their contracts.

enough, say the demand for video conferencing services still likely increase."

Washington begins tax holiday

The Associated Press

ist attacks of Sept. 11.

WASHINGTON — Shop-pets in the nation's capital are getting a 10-day sales tax holiday to help boost the city's sagging economy after the terrorist attacks of Sept. 11.

Tax-Free Bonds

An issue of S.C. tax-free bonds has become available. These bonds are federal and state income tax-free for S.C. residents and offer a very attractive yield. If you expect to have \$5,000 or more available in the next couple of weeks, call immediately for the details.

Call or stop by today.

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FOR IMMEDIATE RELEASE

May 2, 2001

CONTACT: Phil Garcia
(916) 445-8994

LT. GOV. CRUZ BUSTAMANTE SUES TO STEM ENERGY CRISIS, ACCUSES ENERGY CARTEL OF ILLEGAL PRICE-FIXING

Civil lawsuit is filed on behalf of California taxpayers, seeks reimbursement of billions

SACRAMENTO – Lt. Governor Cruz M. Bustamante today filed a civil lawsuit against a cartel of five out-of-state power generators, alleging they have systematically engaged in a price-fixing conspiracy to manipulate California's electricity market to "extract" unlawful profits that are draining the state's treasury.

The lawsuit, filed in Los Angeles Superior Court, was brought by Bustamante and Assemblywoman Barbara Matthews, D-Tracy, as private citizens on behalf of California's taxpayers. Named as the five core defendant companies are Dynegy Inc., Duke Energy, Mirant Inc., Reliant Energy Inc., and Williams Energy Services. Also named individually as defendants are the chief executive officers of each company.

The heart of Bustamante's 35-page complaint alleges that once the five energy generators gained strategic control over 19 gas-fired power plants in California, they engaged in unlawful trading practices to manipulate the market, eventually gaining unrestrained monopoly power to set electricity prices in California.

This capacity to have unchecked power over prices led to the exercise of market power that now has California spending \$70 million per day, and \$2 billion per month for electricity.

"A cartel of five out-of-state generators has been holding us hostage through a practice of illegal and unfair price-fixing," Bustamante said in announcing the lawsuit.

"Their unlawful behavior is costing the state billions of dollars, a cost that is being paid directly by the taxpayers of California," Bustamante added. "With this lawsuit, we are drawing the line in the sand. We are seeking to hold the generators accountable and to force them to reimburse the state."

Matthews said, "The energy crisis is not a problem of supply – it's a problem of manipulation of our

supply by out-of-state generators. Generators withhold power, create artificial shortages, and play the 'Great American Shell Game' at the public's expense. We will not tolerate this any longer – the shell game is over."

The suit alleges that the generators have violated the state's antitrust and California Business and Professions Code through anti-competitive, unlawful, fraudulent and unfair business practices.

Specifically, the suit alleges that the defendants have combined to: (1) create or carry out restrictions in trade or commerce; (2) limit or reduce the production of electricity; (3) increase the price of electricity; (4) prevent competition in the making and sale of electricity; and (5) illegally control the price of electricity to the public and consumers.

The suit seeks to recover billions of dollars in overcharges imposed on the California Department of Water Resources, which was forced to buy electricity from the defendants after they "gamed the market" to raise prices. In addition, the suit seeks an injunction to prohibit these companies from engaging further in the unlawful activity.

According to the suit, the energy producers pursued and implemented a strategy to manipulate California's deregulated energy market through trading practices, with the goal of boosting prices. The higher wholesale prices in turn would lead to higher profits and stock prices for the energy generators.

R. Steve Letbetter, chief executive of Reliant Energy, in a speech to industry insiders in February 2000, laid out the strategy as follows: "Our energy services strategy is to build a significant market presence in power generation in multiple regions of the country *and then extract additional value from those assets through our trading and marketing operations.*"

In California, the energy generator cartel gained not only a significant market presence but a strategic one. During a roughly 20-month period ending in April 1999, the five members of the cartel had purchased a total of 19 gas-fired power plants in 11 California counties -- power plants that previously had been owned and operated by California utility companies before deregulation.

The defendants' ownership of these 19 power plants gave them control of critical supplies of California's electricity. Under deregulation, the power to turn on the plants' generators is held by executives in the five core defendant companies. These companies used their power over the generators to extract billions of dollars of unlawful overcharges.

Acting in concert, the energy generators proceeded to engage in a "withhold-and-bid" scheme designed to create false shortages of supply at crucial periods. Under the scheme, the suit alleges, the companies bid to sell power at a certain price, while withholding some power generation. That in turn forced the state to offer to buy power at a higher price to generate the necessary supply, the result being that all of the companies were paid at the last, highest bid price.

The suit notes that a recent study of Dynegy, Duke, Mirant, Reliant and Williams shows that 98% of their electricity spot sales were based upon the exercise of market power.

An August 1998 report by the California Power Exchange found that Dynegy, Duke, Reliant and Williams rarely bid to supply their entire generating capacity, always withholding some generation. Second, they often bid capacity at prices well above \$30 per megawatt hour, substantially above the

competitive price. In fact, some firms bid some of their capacity above \$100 per megawatt hour during some hours.

Another way that the cartel exercised market power to drive up prices, the suit alleges, was to jam the electric transmission lines with excess electricity, thereby overtaxing the power grid, and then insisting on substantial payment to reduce generation.

The suit alleges that the cartel falsely represented to the California public that they intended to create a competitive marketplace that would benefit consumers with lower prices. "This conspiring cartel understands all too well that it has the power to set and command virtually any price it desires because it can squeeze supply, create a contrived shortage and then demand that we pay the price or the lights go out," Bustamante said. "It is no wonder that two years ago California consumers paid \$7 billion for electricity and that we will pay an estimated \$70 billion this year alone. We're going to put a stop to this unlawful raid on California's treasury."

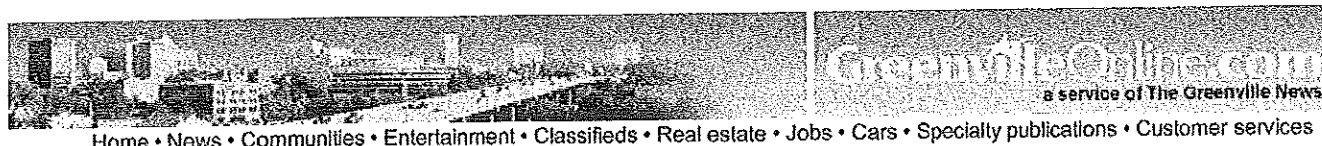
Bustamante noted that in early 1997 then-Lt. Governor Gray Davis filed suit as a private citizen against tobacco companies. "At the time, many people didn't take that tobacco suit very seriously," Bustamante said. "But here we are four years later with a multibillion-dollar tobacco settlement that has resulted in California recouping hundreds of millions of dollars for health care services. With this lawsuit against the energy generators, I am following that precedent."

Bustamante and Matthews are being represented by two veteran litigators: Mike Aguirre, senior partner in the San Diego firm of Aguirre & Meyer; and Ray Boucher, a partner in the Beverly Hills-based firm of Kiesel, Boucher & Larson, LLP.

The lawsuit can be viewed on the Internet at the Lt. Governor's Web site at www.ltg.ca.gov.

Executive Summary of the Bustamante, et. al v. Dynegey, et. al Complaint
Civil lawsuit in PDF format

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JASON PARKER / Staff

The clock tower in downtown Simpsonville is a local landmark.

Simpsonville

Simpsonville area is region's fastest growing community

By Eric Connor
SIMPSONVILLE BUREAU
ec Connor@greenvillenews.com

Welcome to Greenville County's new residential mecca, Simpsonville.

Whether inside city limits or part of the post office designation surrounding it, more newcomers are moving here than anywhere else in the county. And forecasters predict that won't stop anytime soon.

Low crime, a bustling economy and easy access to I-385 and I-85 have helped in the shift of new-home construction from Greenville's suburban Eastside to Simpsonville to the south.

So, too, has the once-small town — which was named in 1886 when the now-signature Charleston and Western Carolina Railroad was built — helped in that transformation.

Residents can come downtown to City Park for a day outside or to catch an occasional festival. In the future, the city is planning to build a massive recreation complex not only to serve locals, but to

News

The Greenville News
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Schools

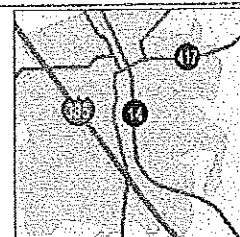
Bryson Elementary
703 Bryson Drive
Morton Elementary
310 Benson St.
Plain Elementary
506 Neely Ferry Road
Simpsonville Elementary
305 College St.
Bryson Middle
3657 S. Industrial Drive
Hillcrest Middle
510 Garrison Road
Hillcrest High
3665 S. Industrial Drive

Population
14,352 (2000 census)
+22.6 percent from 1990

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- [Have fun](#)
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- [Our weather](#)
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Communities ▾

Saturday, N
Greenville W.



Click on the map for an expanded view of the area and its schools.

Mayor
Dennis Waldrop

City Administrator
Barry Hickman

attract major tournaments.

Like the recently rejuvenated Greenville — only a 20-minute drive away — Simpsonville is working to spruce up its downtown, a throwback to the city's days as a blue-collar mill town.

Though further behind than Greenville, leaders hope downtown Simpsonville can become a shopping and entertainment destination for those living in the city and around it.

Meanwhile, shopping opportunities are plentiful throughout the immediate area.

To the north of Simpsonville, Woodruff Road accommodates nearly every shopping need, from superstores to boutiques to just about every restaurant you can imagine.

For those to the south, Fairview Road is quickly developing to provide similar options.

In the immediate future, students will begin their education at either Plain, Morton or Simpsonville elementaries. In the next couple of years, though, Simpsonville and Morton will close to make way for two newer and larger elementary schools.

Once closed, part of the old Simpsonville Elementary will be turned into a cultural center. The elementary schools feed two centralized schools in the city to the south, Bryson Middle and Hillcrest High.

Median household income
\$34,990 (1990 census)
20 percent above county

Taxes
\$608.80 to \$718.40
On a \$100,000 house

Simpsonville Police
967-9536

Crime rate
369.47 (1999 SLED report)
Incidents per 10,000

City Hall
118 N.E. Main St.
Simpsonville, SC 29681
(864) 967-9526

Council Members
Ron Bridges
Kathryn Walsh
Ram Talley
Tammy Bagwell
Pete Pelar
Pat Thomas

Post Office
Simpsonville
634 N.E. Main St.
(864) 963-5905

Utilities
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Duke Power
(864) 242-3261
Greenville Water System
(864) 241-6000

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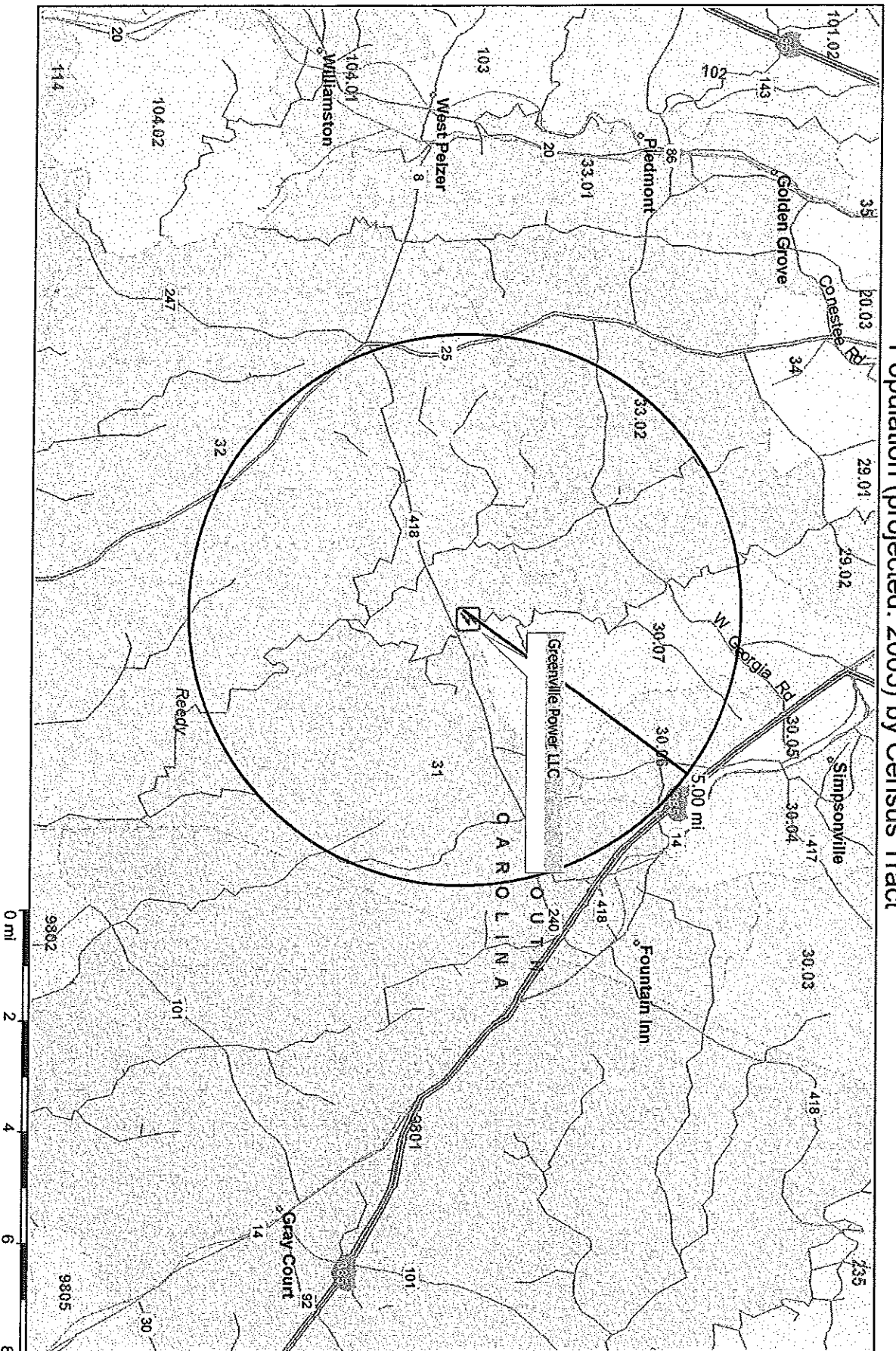
Service (updated 7/30/2001).



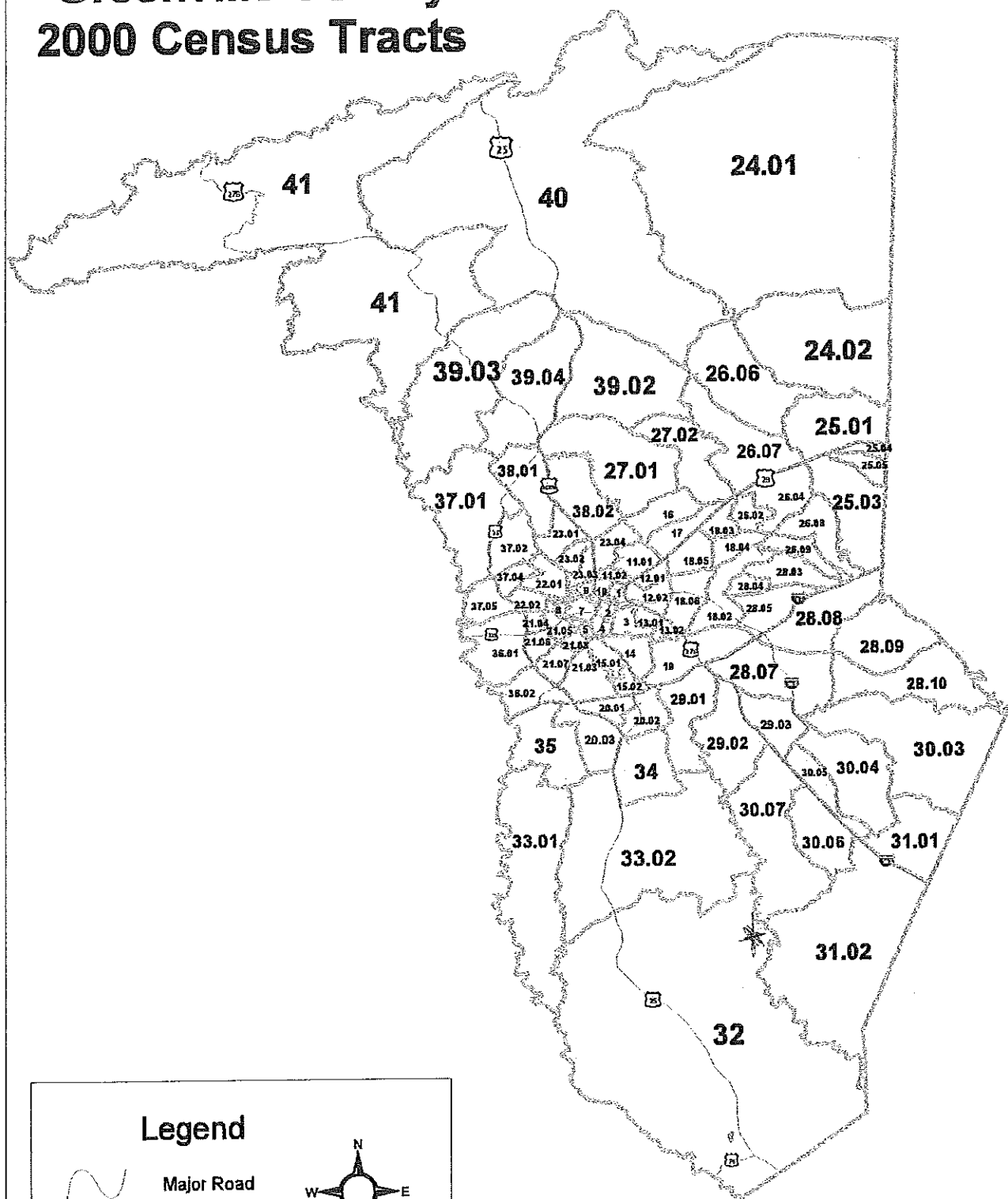
Population (projected: 2005) by Census Tract

Population
(projected:
2005) by
Census
Tract

0 25.0... 50.0...



Greenville County 2000 Census Tracts



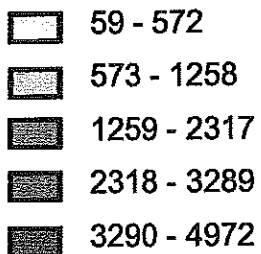
GREENVILLE COUNTY

CENSUS TRACT DENSITY



10 MILES

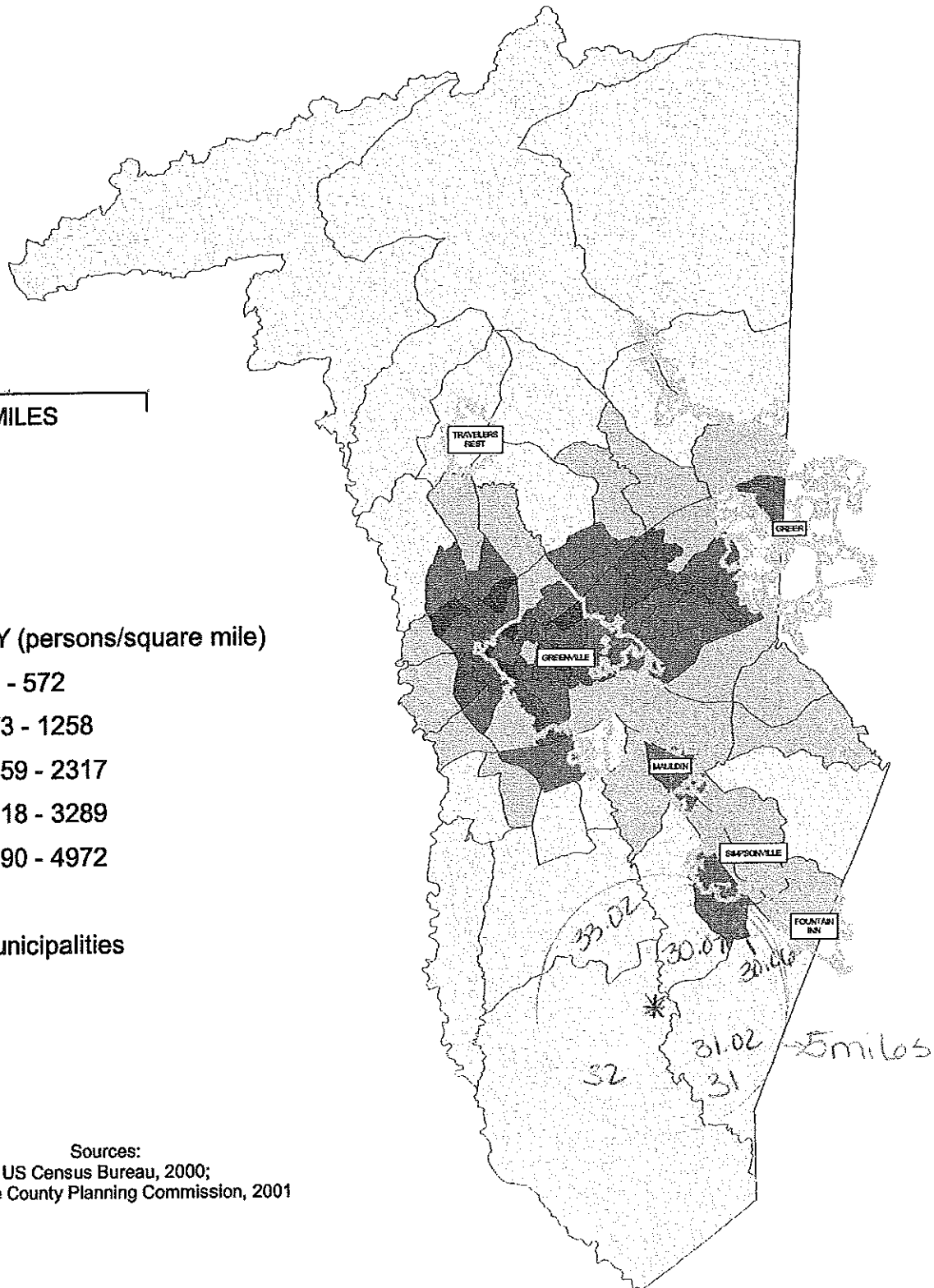
DENSITY (persons/square mile)



 Municipalities

Sources:
US Census Bureau, 2000;
Greenville County Planning Commission, 2001

THIS MAP IS NOT A LAND SURVEY AND IS FOR REFERENCE PURPOSES ONLY.
GREENVILLE COUNTY EXPRESSLY DISCLAIMS RESPONSIBILITY FOR DAMAGES OR LIABILITY THAT MAY ARISE FROM THE USE OF THIS MAP.



2000 POPULATION DISTRIBUTION BY CENSUS TRACT FOR GREENVILLE COUNTY, SOUTH CAROLINA									
Census Tracts	1990 Population	2000 Population	% Change 1990 - 2000	White	Black	American Indian Eskimo	Asian and Pacific Islander	Other	Hispanic (Any Race)
1	1,483	1,833	23.6	1,167	632	0	12	22	52
2	418	539	28.9	442	77	0	5	15	8
3	3,504	2,920	-16.6	1,328	1,538	2	16	36	66
4	1,785	1,378	-22.8	686	682	0	1	9	13
5	2,021	1,530	-24.2	143	1,371	1	0	15	10
7	1,900	2,308	21.4	177	2,094	5	13	19	36
8	1,510	1,409	-6.7	352	1,001	3	0	53	101
9	1,595	1,278	-19.8	337	905	1	6	29	28
10	2,191	1,825	-16.7	1,432	327	3	28	35	39
11.01	4,097	3,881	-5.2	5,488	212	5	106	70	108
11.02	1,676	1,595	-4.8	1,298	271	7	2	17	18
12.01	4,571	2,958	-35.4	3,748	33	9	107	61	91
12.02	4,784	4,831	.9	2,394	2,207	4	76	150	261
13.01	3,763	2,690	-28.5	248	2,382	5	3	52	25
13.02	1,837	1,553	-15.4	1,401	124	1	11	16	22
14	4,411	4,406	0.1	3,844	478	1	21	62	68
15.01	3,547	3,483	-1.8	3,268	176	3	13	23	31
15.02	3,249	2,751	-15.3	218	2,465	6	5	57	49
16	3,175	4,642	46.2	4,184	252	6	105	95	138
17	4,149	4,211	1.4	3,086	545	13	215	352	662
18.02	6,383	7,478	17.1	6,307	707	15	240	209	425
18.03	3,825	4,187	9.4	3,417	341	22	266	141	239
18.04	2,614	4,108	57.1	3,575	370	13	58	92	82
18.05	4,813	4,452	-7.5	4,160	174	3	61	54	109
18.06	4,190	6,450	53.9	4,583	1,079	12	213	563	776
19	3,990	4,330	8.5	3,427	814	4	37	48	61
20.01	3,228	2,985	-7.5	342	2,578	5	15	45	35
20.02	4,101	3,849	-6.1	1,196	2,540	13	20	80	67
20.03	3,561	4,149	16.5	1,670	2,300	8	25	146	207
21.03	3,156	3,176	.6	2,150	966	3	4	53	70
21.04	2,508	1,377	-40.3	916	377	3	0	81	106
21.05	2,780	2,608	-6.1	1,137	1,385	1	3	82	97
21.06	3,944	3,499	-11.2	2,509	794	15	22	159	279
21.07	2,922	2,883	-1.3	2,109	557	11	19	187	304
21.08	2,227	1,655	-25.6	823	803	6	2	21	38
22.01	5,498	5,335	-3.1	4,219	830	30	26	220	377
22.02	2,405	1,896	-21.1	1,506	318	5	1	66	194
23.01	3,902	3,888	-.3	3,242	295	26	57	268	336

2000 POPULATION DISTRIBUTION BY CENSUS TRACT FOR GREENVILLE COUNTY, SOUTH CAROLINA									
Census Tracts	1990 Population	2000 Population	% Change 1990 - 2000	White	Black	American Indian Eskimo	Asian and Pacific Islander	Other	Hispanic (Any Race)
36.01	4,234	5,217	23.2	3,895	994	18	8	302	345
36.02	3,110	2,633	-15.3	865	1,591	4	5	168	168
37.01	3,738	3,994	6.8	3,614	283	7	28	62	89
37.02	5,353	6,994	30.6	5,469	898	14	109	504	956
37.04	4,037	4,023	-3	2,583	994	7	82	357	841
37.05	1,880	1,976	5.1	1,629	247	2	23	75	85
38.01	5,028	5,599	11.3	5,200	239	11	75	74	104
38.02	3,788	4,349	14.8	3,603	604	6	27	109	235
39.02	3,915	3,016	-22.9	2,832	128	6	18	32	22
39.03	3,170	3,878	22.3	3,644	193	6	13	22	35
39.04	4,187	5,826	39.1	4,721	912	14	40	139	191
40	4,733	6,666	40.8	6,117	426	30	13	80	79
41	4,814	5,130	6.5	4,801	210	5	9	105	224
Total	320,167	379,616	18.5	294,324	69,455	726	5,413	9,698	14,283

2000 POPULATION DISTRIBUTION BY CENSUS TRACT FOR GREENVILLE COUNTY, SOUTH CAROLINA									
Census Tracts	1990 Population	2000 Population	% Change 1990 - 2000	White	Black	American Indian Eskimo	Asian and Pacific Islander	Other	Hispanic (Any Race)
23.02	3,077	3,308	7.5	2,667	482	6	44	109	238
23.03	2,129	1,759	-17.3	1,019	610	9	10	111	172
23.04	2,528	2,399	-5.1	697	1,642	0	8	52	62
24.01	5,100	6,680	30.9	6,543	70	6	9	52	35
24.02	3,278	4,017	22.5	3,901	46	7	6	57	72
25.01	3,986	6,397	60.4	5,978	245	5	57	112	131
25.03	3,041	4,045	33.0	3,665	185	7	62	126	206
25.04	1,973	1,976	.1	1,305	612	1	6	52	93
25.05	3,040	3,103	2.0	2,482	377	9	15	220	420
26.02	6,233	3,965	-36.3	3,513	270	7	108	67	102
26.04	4,526	4,964	9.6	3,433	1,378	6	36	111	102
26.06	3,569	3,939	10.3	3,737	110	11	25	56	40
26.07	3,569	6,413	79.6	4,714	1,438	13	77	171	221
26.08	3,328	5,800	74.2	5,222	213	14	278	73	120
26.09	3,327	5,765	73.2	5,227	210	6	204	118	143
27.01	3,954	3,453	-12.6	3,307	78	4	25	39	39
27.02	3,955	5,510	39.3	5,203	177	10	61	59	69
28.03	5,226	5,552	6.2	4,892	231	6	295	128	165
28.04	2,364	2,196	-7.1	2,076	59	0	18	43	40
28.05	4,155	5,457	31.3	4,535	448	12	322	140	242
28.07	5,789	8,883	53.4	7,770	666	16	238	143	188
28.08	2,007	4,621	130.2	4,003	407	3	142	66	104
28.09	2,007	6,409	219.3	5,909	221	4	187	88	113
28.10	2,007	6,992	248.3	6,270	410	11	173	128	161
29.01	2,904	3,373	16.1	1,701	1,505	9	59	99	120
29.02	4,615	7,474	61.9	5,322	1,850	19	115	166	226
29.03	6,195	5,874	-5.1	4,372	1,212	16	121	153	169
30.03	4,344	8,335	91.8	7,725	421	14	64	111	94
30.04	5,891	7,482	27.0	6,458	835	7	64	118	275
30.05	2,206	2,116	-4.0	1,553	518	6	9	50	82
30.06	6,602	9,311	41.0	7,663	1,260	21	106	261	396
30.07	2,315	7,335	316.8	6,389	723	7	111	105	113
31.01	3,449	5,558	61.1	3,837	1,603	11	14	80	125
31.02	3,449	7,727	124.0	3,407	73	7	6	36	62
32	6,507	8,208	26.1	6,938	1,124	13	12	121	58
33.01	4,932	5,556	12.6	4,666	772	4	23	93	52
33.02	5,752	7,727	34.3	5,247	2,311	12	30	127	133
34	1,091	1,263	15.7	481	718	5	7	52	58
35	1,376	2,316	68.3	1,015	1,226	2	2	71	40



Monday, November 12, 2001

NEWCOMER INFORMATION

Glance of Greenville

Location

Greenville is located in the Piedmont region of South Carolina in the foothills the Blue Ridge Mountains. The area, commonly referred to as the Upstate, includes Greenville, Spartanburg, Anderson, Pickens and Cherokee counties and the cities of Anderson, Clemson, Greenville, Simpsonville, Greer and Spartanburg.

Climate

Greenville's moderate climate offers a full change of seasons. The average annual temperature is 59 degrees F with an average rainfall of 50.45 inches and an average snowfall of 1.20 inches per year.

Average January minimum.....	35.1 degrees F
Average July maximum.....	96.8 degrees F
Days with maximum of 90 degrees F or above.....	36.2
Days with minimum of 32 degrees F or below.....	65.7

Population

Greenville County is South Carolina's most populous county with more than 350,000 residents. Approximately 59,000 live within Greenville city limits.

Education

K-12:

Greenville County has the largest school district in South Carolina, with more than 57,000 students. Greenville is the site of the only International Baccalaureate Program in the state, the South Carolina Governor's School for

Greenville County Planning Commission
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PRELIMINARY

April 2000

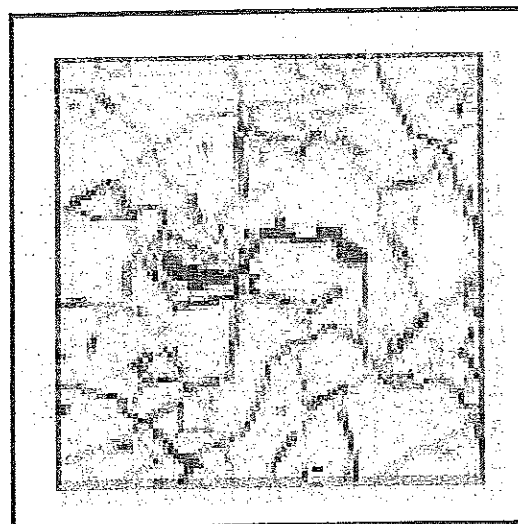
SUBDIVISION NAME:

Summer Hill Plantation

FILE: #00-173

SITE DESCRIPTION:

From Greenville, travel south on SC Highway 25 (Augusta Road). Take a left (east) on Garrison Road. Take a right (south) on Reedy Fork Road. Subject property is located on the left (east) side of Reedy Fork Road, just before its intersection with Alverson Road.



[Click on Image to View Location Map](#)

DEVELOPER: Wil Sligh
 Sligh Development Co.

ADDRESS: 102 Ferrell
 DriveColumbia, SC
 29204

TELEPHONE (803) 254-9299
NUMBER:

SURVEYOR: Andy Sherard
 Site Design, Inc.

ADDRESS: 800 E. Washington
 Street, Suite B
 Greenville, SC 29601

TELEPHONE (864) 271-0496
NUMBER:

Block Book Number: 585.2-1-13.2

Zoning: Unzoned

Extension of An No

Existing Development:

Acres: 56.2

Lots: 118

Streets: 0.8 (Public)

Existing Access: Reedy Fork Road
 (SC Highway 50)

Proposed Sewer: Public

Sewer District: United Utilities

Proposed Water Greenville Water
Source: System

Fire District: South Greenville

County Council 28 (Cook)
District:

Census Tract: 32

Planning Area: Southside

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PRELIMINARY

June 2000

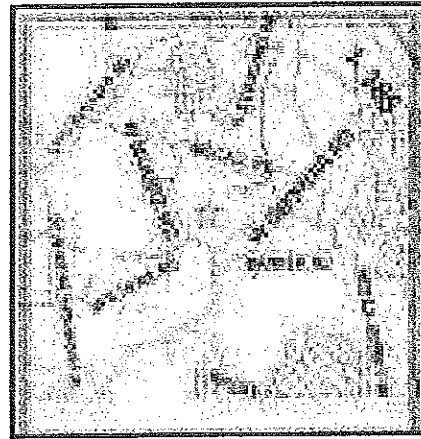
SUBDIVISION NAME:

Sunnybrook
 (Revision of #94-228)

FILE: #00-218

SITE DESCRIPTION:

From I-385 exit right (east) onto W. Georgia Road. Travel southwest on W. Georgia Road for approximately 1 ½ miles. Turn right (northwest) onto N. Moore Road. Subject property is on the right (northeast) side of North Moore Road.



[Click on Image to View Location Map](#)

DEVELOPER: Ed Dean
 Centercorp Commercial
 Corp.

ADDRESS: P. O. Box 247
 Simpsonville, SC 29681

TELEPHONE (864) 963-5271
NUMBER:

SURVEYOR: Lawrence Ward
 C. L. Ward, PLS.

ADDRESS: P. O. Box 386
 Fountain Inn, SC 29644

TELEPHONE (864) 862-3375
NUMBER:

Block Book Number: 574.4-1-12.2

Zoning: R-7.5

Extension of An No

Existing Development:

Acres: 19.345

Lots: 85

Streets: 0.55 (Public)

Existing Access: N. Moore Road

Proposed Sewer: Public

Sewer District: N/A

Proposed Water: Greenville Water
Source: System

Fire District: Simpsonville & South
 Greenville

County Council 28 (Cook)
District:

Census Tract: 30.07

Planning Area: Simpsonville

Greenville County Planning Commission
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PRELIMINARY

June 2000

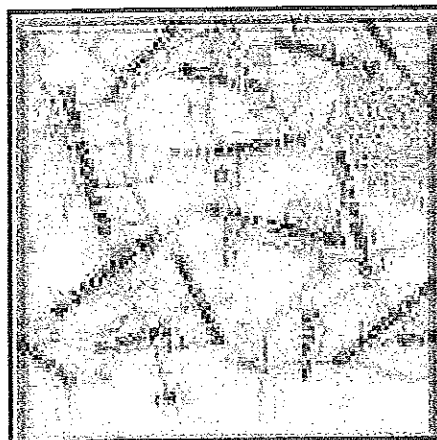
SUBDIVISION NAME:

Great Oaks
*Cluster

FILE: # 00-216

SITE DESCRIPTION:

Take I-385 south to the Georgia Road exit. Turn right (southwest) onto Georgia Road. Subject property is on the right (north) side of Georgia Road after its intersection with Moore Road and before the Brashier Campus of Greenville Technical College.



[Click on Image to View Location Map](#)

DEVELOPER: Lindsey McAlpine
The McAlpine Co. Inc.

ADDRESS: 1201 Kenilworth
Avenue
Charlotte, NC 28204

TELEPHONE (704) 362-2400
NUMBER:

SURVEYOR: Chuck Reichert, P.E.
Reichert Consultants,
Inc.

ADDRESS: 870 Cleveland Street
Unit 1B
Greenville, SC 29601

TELEPHONE (864) 271-8633
NUMBER:

Block Book Number: 575.3-1-4.2

Zoning: R-12

Extension of An No

Existing Development:

Acres: 20.2

Lots: 62

Streets: 0.4 (Public)

Existing Access: W. Georgia Road
Proposed Sewer: Public

Sewer District: N/A

Fire District: South Greenville
County Council 28 (Cook)
District:

Census Tract: 30.07

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PRELIMINARY JULY 2000

SUBDIVISION NAME:

Bakers Creek

FILE: # 00-229

SITE DESCRIPTION: From Greenville, travel south on SC Highway 25 (Augusta Road). Take a left (east) on Garrison Road. Take a right (south) on Reedy Fork Road. Subject property is located on the left (east) side of Reedy Fork Road, just before its intersection with Alverson Road.

[Click Here to View Location Map](#)

DEVELOPER: Randall H. Fifer
ADDRESS: 128 Shade Crest Drive
Mauldin, SC 29662

SURVEYOR: Randall H. Fifer
ADDRESS: 128 Shade Crest Drive
Mauldin, SC 29662

TELEPHONE (864) 250-2080
NUMBER:

TELEPHONE (864) 250-2080
NUMBER:

Block Book Number: 585.2-1-13.2

Acres: 56.2

Zoning: Unzoned

Lots: 118

Extension of An No

Streets: 0.8 (Public)

Existing Development:

Existing Access: Reedy Fork Road
(SC Highway 50)

Fire District: South Greenville

Proposed Sewer: Public

County Council 28 (Cook)
District:

Sewer District: United Utilites

Census Tract: 32.00

Proposed Water Greenville Water
Source: System

Planning Area: Southside

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PRELIMINARY

2001

SUBDIVISION NAME:

Huff Creek Estates

FILE: #01-107**SITE DESCRIPTION:**

From Greenville, travel south on SC Highway 25 (Augusta Road). Take a left (east) on Antioch Church Road. Take a right (south) on Fork Shoals Road. Subject property is located on the right (west) side of Fork Shoals Road, at its intersection with Oaklawn Road.

Click Here to View Location Map.

DEVELOPER: James Putnam
Putnam Properties

ADDRESS: 10 Holland East Court
Simpsonville, SC 29681

TELEPHONE (864) 963-4043
NUMBER:

SURVEYOR: Kevin Ross
Land Design Services

ADDRESS: P. O. Box 432
Easley, SC 29641

TELEPHONE (864) 855-8994
NUMBER:

Block Book Number: 585.3-1-4**Zoning:** R-1**Extension of An No****Existing Development:****Acres:** 37.69**Lots:** 29**Streets:** 0.375 (Public)

Existing Access: Fork Shoals Road
Proposed Sewer: Septic

Sewer District: N/A
Proposed Water Greenville Water
Source: System

Fire District: South Greenville
County Council 28 (Cook)
District:

Census Tract: 33.02
Planning Area: Southside

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PRELIMINARY

April 2001

SUBDIVISION NAME:

Fairview Meadows
***Cluster Development**

FILE: #00-160

SITE DESCRIPTION:

Take I-385 south to the Fairview Road exit. Exit right (south) onto Fairview Road. Subject property is on the right (west) side of Fairview Road after the intersection with Bethelhem Church Road.

[Click Here to View Location Map.](#)

DEVELOPER: David & Larry Younts

SURVEYOR: Bill Fant, PE, RLS
Fant Engineering &
Surveying

ADDRESS: P. O. Box 355
Fountain Inn, SC 29644

ADDRESS: 103 Smith Hines Road
Greenville, SC 29607

TELEPHONE (864) 862-2937
NUMBER:

TELEPHONE (864) 297-4241
NUMBER:

Block Book Number: 566.1-1-6.1 & 8(pt.)

Acres: 41.564

Zoning: R-15

Lots: 121

Extension of An No

Streets: 0.89 (Public)

Existing Development:

Existing Access: Fairview Road
Proposed Sewer: Public

Fire District: Simpsonville
County Council 28 (Cook)
District:

Sewer District: Metropolitan
Proposed Water: Greenville Water
Source: System

Census Tract: 30.06
Planning Area: Simpsonville

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PRELIMINARY

May 2001

SUBDIVISION NAME:

Kimberly Hills, Phase 4

FILE: #01-155

SITE DESCRIPTION:

From Greenville, travel south on SC Highway 25 (Augusta Road). Take a left (east) on West Georgia Road. At the T-intersection, continue east onto West Georgia Road. Take a right (south) on Sullivan Road. Subject property is located at the corner of Sullivan Road and S. Garrison Road.

Click Here to View Location Map.

DEVELOPER: James E. Cook
ADDRESS: 200 Sullivan Road
 Simpsonville, SC 29680

TELEPHONE (864) 234-2211
NUMBER:

SURVEYOR: Matrix Engineering, Inc.
ADDRESS: 187 N. Church Street,
 Suite 445
 Spartanburg, SC 29306

TELEPHONE (864) 583-6274
NUMBER:

Block Book Number: 575.1-1-5

Zoning: R-S

Extension of An Yes

Existing Development:

Acres: 16.36

Lots: 46

Streets: 0.2983 (Public)

Existing Access: Sullivan Road
 Tammy Lane

Proposed Sewer: Septic Tanks

Sewer District: Metropolitan

Proposed Water Greenville Water
Source: System

Fire District: South Greenville

County Council (28) Cook
District:

Census Tract: 33.02

Planning Area: Southside

Greenville County Planning Commission
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PRELIMINARY

June 2001

SUBDIVISION NAME:

Southchase

FILE: #01-197

SITE DESCRIPTION:

Take Highway I-385 south toward Simpsonville. Exit southwest onto Fairview Road. Subject property is on the right (west) side of Fairview Road after the Hunters Wood subdivision.

Click Here to View Location Map.

DEVELOPER: Steve Mack
STM Acquisition & Dev

ADDRESS: 32 South Main Street
Greenville, SC 29601

TELEPHONE (864) 233-3462
NUMBER:

SURVEYOR: Site Design, Inc.
Mark Binsz

ADDRESS: 800 E. Washington
Street, Suite B
Greenville, SC 29601

TELEPHONE (864) 271-0496
NUMBER:

Block Book Number: 332-1-2.2

Zoning: C-2 & RM

Extension of An No

Existing Development:

Acres: 19.210

Lots: 3

Streets: 0.16 (Public)

Existing Access: Fairview Road
Proposed Sewer: City of Simpsonville

Sewer District: Public
Proposed Water: Greenville Water
Source: System

Fire District: Simpsonville
County Council: 28 (Cook)
District:

Census Tract: 30.06
Planning Area: Simpsonville

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PRELIMINARY

October 2001

SUBDIVISION NAME:

Glen Meadows, Phase 3
(Revised)

FILE: #97-147 B

SITE DESCRIPTION:

Travel from Greenville on US Highway 385/276. Exit on Harrison Bridge Road and turn right (west). At Neely Ferry Road turn left (south). At Hipps Road, turn right (southwest). Subject property is on left (east) side of Hipps Road

Click Here to View Location Map.

DEVELOPER: Blanche Kellett

SURVEYOR: Charles J. Reichert
Reichert Consultants,
Inc.

ADDRESS: 3447 Fork Shoals Road
Simpsonville, SC 29681

ADDRESS: 870 Cleveland Street,
Unit 1B
Greenville, SC 29601

TELEPHONE (864) 243-3388
NUMBER:

TELEPHONE (864) 271-8633
NUMBER:

Block Book Number: 575.2-1-5.6, 5.7 & pt 1
566.2-1-8.7

Acres: 42

Zoning: R-S

Lots: 26

Extension of An Yes

Streets: 0.5 (Public)

Existing Development:

Existing Access: Hipps Road
Glen Meadows Drive

Fire District: Simpsonville

Proposed Sewer: Septic

County Council 28 (Cook)
District:

Sewer District: None

Census Tract: 30.07

Proposed Water Greenville Water
Source: System

Planning Area: Simpsonville

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PRELIMINARY

October 2001

SUBDIVISION NAME:

Fox Springs
(*Cluster subdivision)

FILE: #01-255

SITE DESCRIPTION:

Take Augusta Road south toward Donaldson Center. After the intersection with Highway 291, turn left (south) onto Fork Shoals Road. Take Fork Shoals Road to its intersection with Ashmore Bridge Road. Turn left (east) onto Ashmore Bridge Road. Turn right (south) onto Standing Springs Road. Subject property is on the right (west) side of Standing Springs Road.

[Click here to view location map.](#)

DEVELOPER: Ed Dean
Centercorp Commercial
Corp.

ADDRESS: P. O. Box 247
Simpsonville, SC 29681

TELEPHONE (864) 963-5271
NUMBER:

SURVEYOR: Lawrence Ward
C. L. Ward P.L.S

ADDRESS: P. O. Box 386
Fountain Inn, SC 29644

TELEPHONE (864) 862-3375
NUMBER:

Block Book Number: 583.2-1-1 & 1.4

Zoning: R-12 (Pending)

Extension of An No

Existing Development:

Acres: 35.61

Lots: 124

Streets: 0.89 (Public)

Existing Access: Standing Springs Road
Proposed Sewer: Public

Sewer District: Metropolitan
Proposed Water: Greenville Water
Source: System

Fire District: South Greenville
County Council: 24 (Cleveland)
District:

Census Tract: 33.02
Planning Area: Southside

Greenville County Planning Commission
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PRELIMINARY

October 2001

SUBDIVISION NAME:

Fairview Forest
(*Cluster subdivision)

FILE: #01-254

SITE DESCRIPTION:

Take I-385 south to the Fairview Road exit. Exit south on Fairview Road. Travel past the intersection with Harrison Bridge Road. Subject property is on the right (west) side of Fairview Road past the entrance into Waterton subdivision which is on the east side.

[Click here to view location map.](#)

DEVELOPER: Ed Dean
Centercorp Commercial
Corp.

ADDRESS: P. O. Box 247
Simpsonville, SC 29681

TELEPHONE (864) 963-5271
NUMBER:

SURVEYOR: Lawrence Ward
C. L. Ward P.L.S.

ADDRESS: P. O. Box 386
Fountain Inn, SC 29644

TELEPHONE (864) 862-3375
NUMBER:

Block Book Number: 566.1-1-5, 9 & 9.2

Zoning: R-15 (Pending)

Extension of An No

Existing Development:

Acres: 59.43

Lots: 139

Streets: 1.10 (Public)

Existing Access: Fairview Road

Proposed Sewer: Public

Sewer District: Metropolitan

Proposed Water: Greenville Water
Source: System

Fire District: Simpsonville
County Council: 28 (Cook)
District:

Census Tract: 30.06

Planning Area: Simpsonville

Greenville County Planning Commission
 301 University Ridge, Suite 400
 Greenville, SC 29601-3660
 864 467-7270 fax 864 467-5962



PRELIMINARY

May 2000

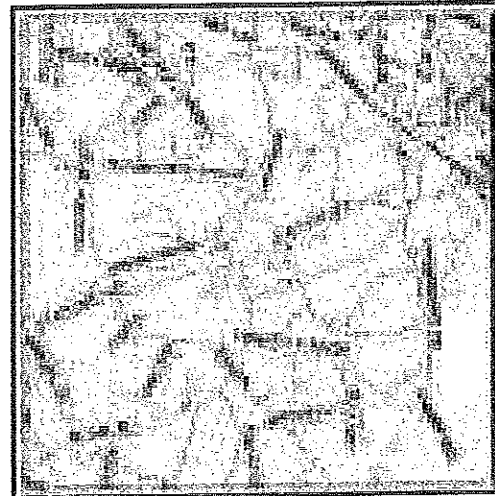
SUBDIVISION NAME:

Sanibelle

FILE: #00-196

SITE DESCRIPTION:

From Greenville, travel south on I-385. Take exit 24. Travel south on Fairview Road. Take a right (west) on SC Highway 418. Take a right (north) on Fairview Road. Subject property is located on the left (west) side of Fairview Road, between Highway 418 and Jenkins Bridge.



[Click on Image to View Location Map](#)

DEVELOPER: Dale Turner
 San-Del Dev.
ADDRESS: 14 Somerleaf Way
 Simpsonville, SC 29681

SURVEYOR: James Freeland
 Freeland & Associates
ADDRESS: 323 W. Stone Ave.
 Greenville, SC 29609

TELEPHONE 864-410- 0776
NUMBER:

TELEPHONE 864-271-4924
NUMBER:

Block Book Number: 567.1-1-12

Acres: 34.22

Zoning: R-S

Lots: 28

Extension of An No

Streets: 0.42 (Public)

Existing Development:

Existing Access: Fairview Road
Proposed Sewer: Septic Tanks

Fire District: Canebrake
County Council 28 (Cook)
District:

Sewer District: N/A
Proposed Water Greenville Water
Source: System

Census Tract: 31
Planning Area: Fountain Inn

[Return to Preliminary Subdivision Applications](#)

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PRELIMINARY

November 2000

SUBDIVISION NAME:

Gunter Road Place

FILE: # 00-294

SITE DESCRIPTION:

From Greenville, travel south on SC Highway 25 (Augusta Road). Take a right (west) on Bessie Road. Take a right (west) on Old Gunter Road. Subject property is located on the left (west) side of Old Gunter Road, near its intersection with Bessie Road.

[Click here to View Location Map.](#)

DEVELOPER: William Smith

SURVEYOR: William Teague
Teague Engineering

ADDRESS: 129 Acorn Trail
Fountain Inn, SC 29644

ADDRESS: 114 West Main Street,
Laurens, SC 29360

TELEPHONE 864-409-0901
NUMBER:

TELEPHONE 864-984-2035
NUMBER:

Block Book Number: 602.1-1-59

Acres: 34.8

Zoning: Unzoned

Lots: 100

Extension of An No

Streets: 1.33 (Public)

Existing Development:

Existing Access: Old Gunter Road

Fire District: South Greenville

Proposed Sewer: Public

County Council 28 (Cook)

District:

Sewer District: Metropolitan

Census Tract: 33.02

Proposed Water Greenville Water
Source: System

Planning Area: Southside

Greenville County Planning Commission
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PRELIMINARY

2001

SUBDIVISION NAME:

Garrett Meadows
*City of Fountain Inn

FILE: #01-100**SITE DESCRIPTION:**

From Greenville travel south on I-385. Take a left (east) on Highway 418. Take a left (north) on Garrett Street. Subject property is located on the left (west) side of Garrett Street, near its intersection with Forrest Drive.

Click Here to View Location Map.

DEVELOPER: Jeff Skeris
Landcraft Properties
ADDRESS: 7 North Laurens Street,
Suite 601
Greenville, SC 29602

TELEPHONE (864) 421-9388
NUMBER:

SURVEYOR: Sinclair & Associates

ADDRESS: 128 E. Main Street
Duncan, SC 29334

TELEPHONE (864) 949-0981
NUMBER:

Block Book Number: 360-1-5 & 5.2

Zoning: PD

Extension of An No

Existing Development:

Acres: 59

Lots: 171

Streets: 1.2 (Public)

Existing Access: Garrett Street

Proposed Sewer: Public

Sewer District: Fountain Inn

Proposed Water Greenville Water
Source: System

Fire District: Fountain Inn

County Council 27 (Brooks)
District:

Census Tract: 31.00

Planning Area: Fountain Inn

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PRELIMINARY

July 2001

SUBDIVISION NAME:

Deer Creek

FILE: # 01-206

SITE DESCRIPTION:

Take I-385 toward Fountain Inn at exit 24. Exit on south to Fairview Road (Green Pond). Follow Fairview Road to its intersection with Highway 418. Turn right (west) onto Highway 418. Take Highway 418 to its intersection with Fairview Road (Hickory Tavern Road) turn left (south) onto Fairview Road, (Route 5). Subject property is on the right (west) side of Fairview Road just before it intersection with Watson Road.

[Click Here to View Location Map.](#)

DEVELOPER: David Younts
Laney Younts

ADDRESS: P. O. Box 355
Fountain Inn, SC 29644

TELEPHONE (864) 862-2937
NUMBER:

SURVEYOR: Bill Fant
Fant
Engineering/Surveying

ADDRESS: 103 Smith Hines Road
Greenville, SC 29607

TELEPHONE (864) 297-4241
NUMBER:

Block Book Number: 568.2-1-1.3

Zoning: Unzoned

Extension of An No

Existing Development:

Acres: 16.5

Lots: 21

Streets: 0.17 (Public)

Existing Access: Fairview Road

Proposed Sewer: Septic Tanks

Sewer District: Metropolitan

Proposed Water Rabon Creek
Source:

Fire District: Canebrake
County Council 28 (Cook)
District:

Census Tract: 31.00

Planning Area: Fountain Inn

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PRELIMINARY

September 2000

SUBDIVISION NAME:

Durbin Ridge Estates

FILE: # 00-265

SITE DESCRIPTION:

From Greenville, travel south on I-385. Take the W. Georgia Rd. exit (Exit 29). Travel east on W. Georgia Rd. Travel west on SC Highway 417 (E. Georgia Rd.). Take right (south) on Howard Drive. Take a left (east) on Goldsmith Road. Subject property is located on the corner of Goldsmith Road and Durbin Creek Road.

To View Location Map Click Here

DEVELOPER: Todd Stone
S & S Development Co.

ADDRESS: P.O. Box 1907
Easley, S.C. 29641

TELEPHONE 864-850-0006
NUMBER:

SURVEYOR: Terry Stogner

ADDRESS: 304 B N Main St.
Simpsonville, S.C.
29681

TELEPHONE 864-963-8747
NUMBER:

Block Book Number: 560.4-1-10

Zoning: R-12

Extension of An No

Existing Development:

Acres: 55.68

Lots: 116

Streets: 1.2 miles (Public)

Existing Access: Durbin Creek Road
Proposed Sewer: Public

Sewer District: Metropolitan
Proposed Water Greenville Water
Source: System

Fire District: Fountain Inn
County Council 27 (Brooks)
District:

Census Tract: 31.00
Planning Area: Fountain Inn

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PRELIMINARY

March 2000

SUBDIVISION NAME:

Parks Grove
City of Fountain Inn

FILE: # 00-147

SITE DESCRIPTION:

From Greenville, travel south on SC Highway 14 to Fountain Inn. Take a left (east) on Knight St. (SC 418). Subject property is located on the left (west) side of East Gulliver St. (SC 418).



[Click on Image to View Location Map](#)

DEVELOPER: David & Laney Younts

SURVEYOR: Bill Fant

ADDRESS: P.O. Box 355
Fountain Inn, SC 29644

ADDRESS: 103 Smith Hines Road
Greenville, SC 29607

TELEPHONE (864) 862-2937
NUMBER:

TELEPHONE (864) 297-4241
NUMBER:

Block Book Number: 358-1-3

Acres: 29.04

Zoning: R-12

Lots: 75

Extension of An No

Streets: 0.57

Existing Development:

Existing Access: East Gulliver Street (SC 418)

Fire District: Fountain Inn

Proposed Sewer: Public

County Council 27 (Brooks)
District:

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PRELIMINARY

February 2000

SUBDIVISION NAME:

Country Gardens Section 5
(*City of Fountain Inn)

FILE: #99-166 (Revision)

SITE DESCRIPTION:

Travel south on SC Highway 14 to Fountain Inn.
Turn left (east) on Knight Street. Turn left on
country Gardens Dr. Subject property is located at
the end of Country Gardens Dr.

DEVELOPER: Martin Seppala
Seppala Homes

ADDRESS: 1530 S. Highway 14
Greer, SC 29650

TELEPHONE (864) 848-9558
NUMBER:

SURVEYOR: Jeff Plumblee
Plumblee Surveying

ADDRESS: P.O. Box 788
Travelers Rest, SC
29690

TELEPHONE (864) 834-4426
NUMBER:

Block Book Number: 556.1-1-6 (pt)

Zoning: R-7.5

Extension of An Yes

Existing Development:

Acres: 26

Lots: 73

Streets: .85 Public

Existing Access: Country Gardens Dr.

Proposed Sewer: Public

Sewer District: Fountain Inn

Proposed Water Greenville Water
Source: System

Fire District: Fountain Inn

County Council 27 (Brooks)
District:

Census Tract: 31.00

Planning Area: Fountain Inn

Return to Preliminary Subdivision Applications

Greenville County Planning Commission
 301 University Ridge, Suite 400
 Greenville, SC 29601-3660
 864 467-7270 fax 864 467-5962



PRELIMINARY

May 2000

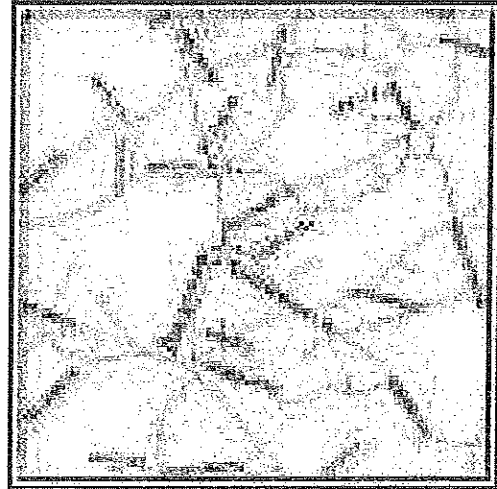
SUBDIVISION NAME:

Partridge Hill, Section 2

FILE: # 99-218

SITE DESCRIPTION:

Head south on US Highway 25. Subject property is located on the left (east) side of US Highway, between Woodville Road and Burgess School Road.



Click on Image to View Location Map

DEVELOPER: John A. McNeely

ADDRESS: 9190 Augusta Rd.
 Pelzer, SC 29669

SURVEYOR: Barry Colins

ADDRESS: 135 Artie Drive
 Pickens, SC 29671

TELEPHONE 864-243-4360

NUMBER:

TELEPHONE 864-878-8623

NUMBER:

Block Book Number: 604.3-1-1.10, 1.11, 1.12,
 1.9

Acres: 12.01

Zoning: Unzoned

Lots: 13

Extension of An Yes

Streets: 0.15 (Public)

Existing Development:

Existing Access: Pinson Road / US
 Highway 25

Fire District: South Greenville

Proposed Sewer: Septic Tanks

County Council 28 (Cook)
District:

Sewer District: N/A

Census Tract: 32

Proposed Water Greenville Water
Source: System

Planning Area: Southside

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For Immediate Release - December 29, 2000

Contact: Michael Vickerman (608) 255-4044

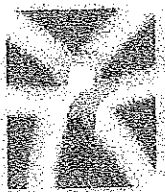
Riding the Natural Gas Roller Coaster

Petroleum and Natural Gas Watch, Vol. 1, Number 2

by Michael Vickerman, RENEW Wisconsin

Let us do what we can
in Wisconsin to
minimize wasteful
energy consumption
and expand the
contribution of our
native energy sources
before we strap
ourselves into the
natural gas thrill ride
that has left
Californians distinctly
unamused.

Here in Wisconsin, nary
a week goes by without
a utility or an
independent company
announcing plans to
build a gas-fired power
plant during the next
decade.



The reality of runaway natural gas prices will reveal itself to Wisconsin ratepayers when they open up their January utility bills. A commodity that cost a little over \$2/MMBtu in December 1999 now fetches over \$9/MMBtu in the wholesale market, a quadrupling in price in just 12 months. Couple that phenomenal price increase with colder-than-average temperatures this December and it's a safe bet that next month's heating bill will double that of January 2000.

These prices are bound to have a chilling effect on the regional economy. But the situation could be worse. In fact, in the relative warmth of California, it is worse. There, spot market prices for natural gas pierced the \$50/MMBtu mark this month. In a state where natural gas accounts for nearly one-third of the electricity produced, a combination of low stocks and dry weather in the Pacific Northwest have sent wholesale power prices skyward and utility stock prices tumbling. Earlier this month, lobbyists for the state's largest utilities scurried back to Sacramento to plead for a return to good old-fashioned rate regulation. If the Governor and the Legislature grant the utilities' petitions for relief, the majority of California's electricity customers will see an immediate 25% increase in their electric rates.

Meanwhile, the pronounced lull which gripped the natural gas industry in 1998 and 1999 has now given way to frantic activity. The North American gas-directed rig count is up 25% over 1997 levels.

... 70% of the new homes built in the United States are heated with natural gas. As a result, natural gas now heats 52% of the nation's housing stock. The pressure on natural gas supplies will build further as new homes continue to pop up across the landscape.

Desperate for new hires, drillers are offering salary packages not seen in the industry since the go-go years of the early 1980's.

Some observers believe that this burst of energy may lift next year's domestic natural gas extraction levels above the 19 trillion cubic feet mark, a level not seen since the early 1980's. But will that increase be enough to cover the widening gap between domestic consumption and extraction? Very unlikely in the near-term.

Can we count on imports from Canada and Mexico to make up this difference? Not if demand keeps climbing.

According to The Dismal Scientist, 70% of the new homes built in the United States are heated with natural gas. As a result, natural gas now heats 52% of the nation's housing stock. The pressure on natural gas supplies will build further as new homes continue to pop up across the landscape.

Not only is natural gas now the primary energy source for home heating but also the fuel of choice for new power plants. Proposals for building new gas-fired generators--as much as 250,000 MW nationwide according to one estimate--have been coming in fast and thick to keep pace with rising demand. This new round of power plant construction is expected to boost annual demand for natural gas by several trillion cubic feet over the next five years.

With this acceleration of demand hard-wired into our economic future, the whole natural gas supply infrastructure--rigs, crews, pipelines and storage capacity--has to be beefed up if a rough equilibrium is to be maintained.

Matthew Simmons, head of a Houston-based energy investment banking firm, is not sanguine about the growing imbalance in the supply-demand equation. In a recent speech at a U.S. Department of Energy gathering, Simmons issued this warning:

"If summer weather is hot, particularly in the eastern third of the U.S., we could see gas storage withdrawals occurring in the summer months. If this does not happen this coming summer, it will almost certainly occur a year later. And once gas withdrawals begin in the summer, the U.S. has one winter left before we have run our storage system dry. Once this occurs, we will be forced to relegate natural gas to a seasonal use."

Here in Wisconsin, nary a week goes by without a utility or an independent company announcing plans to build a gas-fired power plant during the next decade. At last count, some 6,000 megawatts' worth of new gas-fired generating capacity have been proposed, and some of these plants are now moving through the permitting pipeline.

If approved and built, these plants would expand current installed capacity in the Badger State by 50%. If you are wondering what sort

capacity in the Badger State by 50%. If you are wondering what sort of risks are posed by relying so heavily on natural gas given existing supply constraints, California is a good place to begin your research.

Prudent investors respond to uncertainties by diversifying their portfolios and hedging their bets. In the current energy environment, a heightened emphasis on conserving energy and developing renewable power sources would serve to reduce customer exposure to wild gyrations in natural gas prices. Let us do what we can in Wisconsin to minimize wasteful energy consumption and expand the contribution of our native energy sources before we strap ourselves into the natural gas thrill ride that has left Californians distinctly unamused.

Sources:

"Outlook for Natural Gas: Is a Train Wreck Pending?"

Simmons & Company International, U.S. Department of Energy's Strategic Initiatives Workshop, Queenstown, Maryland, December 6-9, 2000.

Web address: simmonsco-intl.com/research/default.asp

"Powerless in California,"

by Thorsten Fischer. The Dismal Scientist, December 18, 2000.

Web address: www.dismal.com

"California's Gas Pains Are Hardly Natural,"

by Allan Brady. The Dismal Scientist, December 13, 2000.

Web address: www.dismal.com

"Natural Gas Is No Refuge From Oil,"

by Allan Brady. The Dismal Scientist, November 21, 2000.

Web address: www.dismal.com

"You Say You Want a Revolution,"

by Peter Asmus. Green@Work, Nov/Dec 2000.

Web address: www.greenatworkmag.com

Petroleum and Natural Gas Watch is a RENEW Wisconsin initiative that tracks the supply-demand balance of these fuels, highlighting the economic and energy security issues raised by supply constraints.

For more information on the global and national petroleum and natural gas supply picture, visit "The End of Cheap Oil" section in RENEW Wisconsin's web site: www.renewwisconsin.org.

Printed on: 04/04/2001

Cogentrix to build power plant in South Carolina

31-08-01 A Charlotte company with plans to build a \$ 500 mm wholesale power plant in South Carolina joins out-of-staters bringing an electric industry trend to the Carolinas. Cogentrix Energy said it expects to apply for state regulators' approval within two weeks and already has applied for state environmental permits for the plant, which would produce enough electricity to power 800,000 homes.

The company, with 22 operating US power plants, mostly east of the Mississippi, expects to begin construction in Greenville County next spring. During the two-year construction, the project would employ about 300 people. Once operating, the plant would have about 30 workers with average annual salaries of \$ 50,000. At \$ 500 mm, the project equals half the county's total new investment for 2000, according to the Greater Greenville Chamber of Commerce. "We're very excited to have their investment, the jobs and the tax base," said Scott Case, vice chairman of the Greenville County Council. Like the half-billiondollars power plant Atlanta-based Mirant announced for Gastonia, the Cogentrix project is what's called a merchant power plant -- not a utility plant. Merchant plants -- accounting for nearly all the generation under construction nationwide -- sell only in the wholesale market to utilities and other power traders. Wholesale power rates are set by the market -- as stocks are -- not state regulators.

The 1992 Energy Policy Act paved the way for wholesale power deregulation, which in the past few years spurred the growth of merchant plants. Merchant builders have only recently started looking at the Carolinas, which have one operating merchant plant each and a total of five in process plus the projects in Gaston and Greenville counties, and one proposed for York County, SC.

Carolinas utility regulators are studying potential impacts of merchant plant construction, including air pollution, water use and congestion on the utilities' transmission lines, which merchant operators use to deliver power. Regulators also are reviewing capacity in the pipelines that carry natural gas -- the main fuel for merchant plants, including the ones proposed for Gaston and Greenville counties.

The SC Cogentrix project would be the first Carolinas merchant project by a Carolinas company. The plant would sit across the street from a \$ 400 mm merchant plant that Entergy, based in New Orleans, has applied to build. The two would connect to a Duke Power substation at the site to transmit their power.

Calpine, a power producer based in San Jose, California, operates South Carolina's only merchant plant, in Cherokee County. Calpine also wants to build a \$ 400 mm plant in York County, SC, and is building one in Calhoun County, south of Columbia. A Massachusetts company has a permit to build in Anderson County.

Cogentrix, a private company with sales last year of \$ 551 mm, is considering two sources for the 4 mm gallons of water a day the SC plant would use -- the Greenville water system or treated wastewater. Cogentrix typically sells its plants' power on contracts ranging from five to 20 years. Potential customers include Carolinas utilities and municipal power suppliers. Industry analysts say many of the plants proposed in a national power building boom won't get built. Cogentrix agreed, saying it will monitor demand closely as the S.C. project moves forward. "We have to watch those market conditions, but we're full steam ahead on the development," said Chip Olsen, a Cogentrix vice president managing the Greenville project.

Cogentrix Energy

-- Headquarters: Charlotte

-- Founded: 1983

-- Employment: 500, with 125 in Charlotte

-- 2000 revenues: \$ 551 mm

-- 2000 earnings: \$ 51.5 mm

-- Operating plants: 22 US plants, generating enough power for 5 mm homes

-- In process: 6 plants under construction, including one in the Dominican Republic, and about 6 more, including the Greenville County, SC, project, in permitting.

Source: The Charlotte Observer

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Power firm Cogentrix hangs out 'For Sale' sign

By Arindam Nag

NEW YORK, Oct 25 (Reuters) - Family-owned U.S. power company Cogentrix Energy Inc. has put itself up for sale for as much as \$2 billion after scrapping plans to float on the stock exchange, sources familiar with the company said on Thursday.

Cogentrix, an independent power producer owned by North Carolina entrepreneur George Lewis and his family, has hired investment bank Goldman Sachs & Co. <GS.N> to look for a buyer, sources said. The sale, estimated at between \$1.5 billion and \$2 billion, comes after the slumping stock market torpedoed Cogentrix' plans for an initial public offering.

Cogentrix could not be reached, and Goldman Sachs declined to comment.

Documents detailing Cogentrix' financial position have been floating on Wall Street, and an initial round of bids is expected within two weeks, sources said. At least three power companies – El Paso Corp. <EPG.N>, Dominion Resources Inc. <D.N>, and Dynegy Inc. – have expressed interest in the company and may file bids, these sources said.

An El Paso spokesman could not immediately confirm the company's interest while neither Dominion nor Dynegy could be reached.

The Cogentrix auction comes at time of rapid consolidation in the power industry brought about by deregulation and hot demand for electricity. The sector has been one of the bright spots in an otherwise moribund mergers and acquisitions market.

Recently, Reliant Resources Inc. <RRI.N>, paid \$2.9 billion in cash to buy Orion Power Holdings Inc. <ORN.N>, Duke Energy Corp. <DUK.N> bought Westcoast Energy <W.TO> for \$3.5 billion, and Northwest Natural Gas Co. <NWN.N> bought Enron Corp.'s <ENE.N> Portland General Electric unit for \$1.8 billion.

Charlotte, North Carolina-based Cogentrix wholly or partly owns 28 electricity generating facilities in 14 U.S. states with a total capacity of about 7,800 megawatts of electricity.

The company also is constructing a 300 megawatt facility in the Dominican Republic. Cogentrix had sales of \$551 million last year with earnings of \$51.5 million.

Another U.S. company, AES Corp. <AES.N>, has taken a peek at Cogentrix' books, but hasn't decided yet whether to bid or not, sources said. AES is currently involved in an unsolicited bid for Venezuelan telecommunications company CANTV and if it succeeds it would cost it about \$1.4 billion.

On Thursday, AES was still negotiating with its banks to raise financing for CANTV <TDVd.CR> and sources say it might not like to increase its debts just yet.

Bankers say that Cogentrix' main attraction is its "merchant power plant" assets which sell electricity only in the wholesale market to utilities and other power traders. Wholesale power rates are determined by market forces and not regulated by any authority.

Despite the glaring failure of California's process to deregulate its electric generation business, investment bankers and analysts say that deregulation is a reality in the United States and is working elsewhere.

This is leading independent power producers to strive to achieve more value by diversifying out of their home states, into new assets and by cutting costs.

10:30 10-26-01